



40 The Square, Leasingham, Sleaford, Lincolnshire, NG34

£105,000 Freehold

An opportunity to purchase this charming cottage, which retains much of its original character and appeal. The property is ideally located in the heart of the well-regarded village of Leasingham close to amenities including two shops, garden centre with farm shop and restaurant, primary school and a village-owned pub.

The accommodation comprises of an extension to the front which is a Entrance Room/Study, Lounge with a beautiful fireplace, Kitchen, a large Double Bedroom and a Shower Room.

NO CHAIN | LARGE DOUBLE BEDROOM | BUILT WARDROBES | SPACIOUS SHOWER ROOM | EXTENSION TO THE FRONT | COSY LOUNGE WITH FIREPLACE | CHARACTER COTTAGE | VILLAGE CENTRE LOCATION | CLOSE TO AMENITIES

Outside, the property enjoys a generous garden laid mainly to lawn, as well as having a garden shed.

This delightful home is offered for sale with no onward chain. A early viewing is highly recommended.

ACCOMMODATION

Entrance Room/Study - 10'6" x 6'7" (3.2m x 2m)

Living Room - 11'10" x 11'10" (3.6m x 3.6m)

Kitchen - 11'10" x 6'9" (3.6m x 2.06m)

Bedroom - 11'9" x 9'10" (3.58m x 3m)

Shower Room - 9' x 6'9" (2.74m x 2.06m)

LOCAL AUTHORITY

North Kesteven District Council

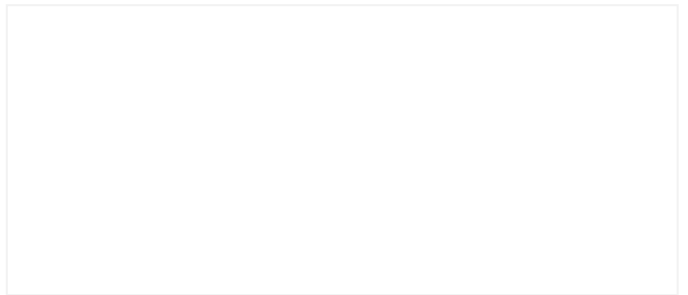
TENURE

Freehold

COUNCIL TAX BAND

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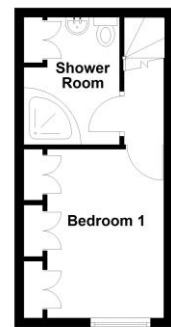
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Ground Floor
Approx. 27.4 sq. metres (294.8 sq. feet)



First Floor
Approx. 19.3 sq. metres (207.8 sq. feet)



Total area: approx. 46.7 sq. metres (502.6 sq. feet)