



High Street, Leadenham Lincoln LN5 0PP



welcome to

High Street, Leadenham Lincoln

This well presented and characterful two bedroom cottage is situated within the sought after village of Leadenham, boasting no onward chain, a modern fitted kitchen, fully enclosed rear garden and local access to a range of village amenities.



Lounge

13' 1" x 13' 8" (3.99m x 4.17m)

With double glazed window to the front, front door, laminate flooring, optional wood burning stove with fully lined chimney and stairs rising to the first floor.

Kitchen / Diner

13' 8" x 9' (4.17m x 2.74m)

With double glazed window to the rear, door opening to the rear, a fitted kitchen in a range of wall and base units with work surfaces, integral electric oven, electric hob with extractor fan fitted over, inset stainless steel sink and drainer, tiling to the floor, part tiling to the walls and radiator.

First Floor Landing

With stairs rising from Lounge.

Bedroom One

10' 6" x 13' 2" (3.20m x 4.01m)

With double glazed window to the front, built in storage, carpet flooring and radiator.

Bedroom Two

6' 11" x 10' 4" (2.11m x 3.15m)

With double glazed window to the rear, carpet flooring and radiator.

Bathroom

With obscured double glazed window to the rear, bath with shower fitted over, wc, wash hand basin, part tiling to the walls and laminate flooring.

Outside

Gated side access leads to a fully enclosed rear garden with a gravel area ideal for seating and a raised area of lawn with plants and shrubs.



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welcome to

High Street, Leadenham Lincoln

- NO ONWARD CHAIN
- TWO BEDROOM COTTAGE
- WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in the region of

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR121883 - 0005

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