

# Broadacres

Leasingham Moor



MOUNT & MINSTER



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A tranquil and diverse small holding, enjoying seven acres of unspoilt countryside, dominated by a spacious and easy-living principal residence.

## DESCRIPTION

Tucked away in a private and rural position, yet within close proximity to local amenities, this stunning small holding offers the discerning buyer a little of everything; a prominent farmhouse, gorgeous gardens, a bountiful orchard, a woodland haven and versatile paddock land. Set within 6.97 acres, this splendid residence enjoys accommodation that briefly includes a large entrance hall, an extended open-plan country kitchen, a formal dining room, a main lounge and a large home-office or family room. The ground floor further benefits from a utility room, a shower room, a walk-in pantry and a separate laundry room. Upstairs there are five double bedrooms and three bathrooms, with the master enjoying both a large walk-in wardrobe and an additional dressing area.

## OUTSIDE

The property is approached through large gates onto an extensive private gravel driveway with parking for multiple vehicles. There are lawns to the front with a charming summerhouse and pagoda providing an ideal space for outdoor dining and entertaining. There is a large double garage that is alarmed and a detached gym. To the rear of the property is another lawn and an additional entertaining space. The side garden is beautifully landscaped with beds and shrubs together with a water feature running the width of this elegantly enclosed space. Tucked away in the copse closest to the house is a vegetable patch and a polytunnel.

At the bottom of the front lawn is another gate that leads out to a well-stocked orchard providing a wide range of fruits and conveniently benefits from an independent access through a gate onto the lane. The paddocks are fenced into different sections and are complemented by a large field shelter. A pretty and diverse woodland is located at the bottom of the paddocks which have a wide range of mature species with paths and seating areas, together with an additional gated access off the highway.

## LOCATION

Leasingham is a typical Lincolnshire village situated about 3 miles north of Sleaford. There is a post office/general store, primary school, a farm shop with cafe, a pub and a church. Approximately three miles away is the larger village of Ruskington which provides a wider range of facilities including a doctors surgery and a railway station.

Sleaford (2.5 miles) is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Slea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre. There is a popular leisure centre with large swimming pool and separate children's pool with water activities. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House.

There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and nearby Ancaster offers more adventurous activities of karting, quad biking, paintballing, bowling and lasertag.



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**SCHOOLS**

The village has it's own primary school, The Leasingham St Andrew's Church of England Primary School, which is Ofsted rated 'Good'. Sleaford's well respected secondary schools – Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School - have all been rated 'Good' by Ofsted. There are also numerous primary schools located in both Helpringham and Heckington.

**SERVICES**

The dwelling is centrally heated throughout (oil) and is connected to mains water and electricity. Private drainage is also connected.

**ENERGY PERFORMANCE**

Rating: D

**COUNCIL TAX**

Band: D

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession on completion.

**VIEWING**

Strictly by prior arrangement with the Agents (01476 851400).

**ADDITIONAL INFORMATION**

For further details, please contact Mount & Minster, Grantham:

T: 01476 851400

@: info@mountandminster.co.uk

**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







# Moor Lane, Leasingham Moor



**Approx. Gross Internal Floor Area 4213 sq. ft / 391.56 sq. m (Including Garage/Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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