



Grey Gables, Lincoln Road
Leasingham, Sleaford, Lincolnshire, NG34 8JH

£490,000

4 Bedroom Character Property

- Freehold
- Grade II listed stone-built character home
- Approx 2587 sq ft across three floors
- No Onward Chain
- Very versatile with potential to reconfigure
- Potential for multi generation living
- Large garden backing onto open countryside
- Original period features throughout
- Large garage, bio mass central heating
- Semi rural location on A15 with excellent access to Sleaford and Lincoln
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for Grey Gables, Lincoln Road, Leasingham, Sleaford, Lincolnshire, NG34 8JH](#)



Overview

Set just outside the charming village of Leasingham, this impressive Grade II listed stone built residence with No Onward Chain is steeped in character and history, offering a rare opportunity to acquire a substantial family home with original features, backing on to countryside, and expansive living space extending to approximately 2587 sq ft.

Grey Gables combines timeless heritage with practical modern living and occupies a generous plot with a large, mature garden backing directly onto open fields, ideal for families and nature lovers alike.



On the ground floor, you are welcomed by a spacious entrance hall leading to a lounge with French doors opening to the garden and a traditional fireplace. There is a large dining room, re-fitted dining kitchen featuring contemporary cabinetry and an original cast-iron range and original water pump, both non-operational but perfect for preserving the home's historic charm. A utility room and rear hallway add practicality to the layout.

Upstairs on the first floor, there are two generously sized bedrooms, both having en suite facilities, a separate house bathroom, and an impressive large first floor lounge enjoying a superb view of the garden and beyond. This does offer scope to partition and create one or more additional bedrooms or a home office.

The second floor comprises two further bedrooms, one with an en suite shower room and the other with an en suite WC, offering flexibility for guests, teenagers, or multi-generational living.

A cellar provides excellent storage for wine lovers. Outside a gravel driveway provides parking to the front of the house. To the rear is a large attached garage that has been added by the vendors. This provides ample storage and also houses the hopper for the bio mass boiler. The rear garden is certainly a further feature of the property laid to lawn but including a variety of mature shrubs and trees.



This exceptional home offers the perfect blend of a semi rural position and historical elegance, with space and flexibility to adapt to your family's needs. The vendor has also advised super fast broadband is available. Viewing is highly recommended to appreciate the scale, charm, and potential of this unique home.

AGENTS NOTE The property is Grade 2 listed. It will share a driveway with the adjacent Coach House with maintenance split 50/50. The extensive rear garden of the original whole property will be divided between Grey Gables and The Coach House. The current vendors have extended the original house with the addition of the front porch and garage and installed a set of French windows but we are advised the relevant consents for this work has been obtained.

Agent's Notes:

The property is sold subject to some restrictive covenants and prospective buyers can obtain further information from the selling agents.





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Approximate Area = 2587 sq ft / 240.3 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1306039



Location



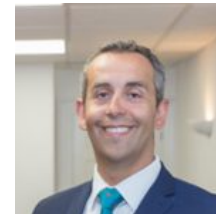
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