



22 High Street
Leadenham, Lincoln, Lincolnshire, LN5 0PN

£220,000

2 Bedroom Cottage

- Freehold
- Charming stone-built period cottage in the heart of Leadenham
- Wealth of original features including exposed stonework and beams
- Spacious dual-aspect lounge with feature fireplace
- Two well-proportioned double bedrooms
- Generous breakfast kitchen with scope for enhancement
- Large, enclosed low-maintenance rear garden
- Useful brick outbuilding providing excellent storage or workshop space
- Sought-after Cliff Village location with no onward chain
- EPC Rating - F, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 22 High Street, Leadenham, Lincoln, Lincolnshire, LN5 0PN](#)



Overview

Situated in the heart of the highly desirable Cliff Village of Leadenham, this charming stone-built period cottage offers a wonderful opportunity to acquire a character home with generous accommodation, a surprisingly large rear garden and excellent potential to create a truly individual village residence.

Full of period charm, the property retains a wealth of original features including exposed stonework, beamed ceilings and a feature fireplace, creating a warm and welcoming atmosphere throughout. The spacious dual-aspect lounge provides an inviting living space, while the breakfast kitchen enjoys views over the rear garden and offers excellent scope for modernisation to suit individual tastes.



Upstairs, there are two well-proportioned double bedrooms together with a spacious four-piece family bathroom, providing comfortable accommodation for a couple, small family or those looking to downsize without compromising on space.

Externally, one of the property's standout features is the generous enclosed rear garden. Designed for ease of maintenance, it provides an excellent outdoor space for entertaining, gardening or simply relaxing, whilst a useful brick outbuilding offers valuable storage or workshop potential.

Positioned within walking distance of Leadenham's excellent village amenities and surrounded by beautiful Lincolnshire countryside, this delightful cottage combines period character, outdoor space and exciting potential in one of the area's most sought-after village locations.

AGENTS NOTE The property has a right of access to the rear over the neighbouring cottage







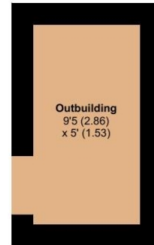
High Street, Leadenham, Lincoln, LN5

Approximate Area = 806 sq ft / 74.8 sq m

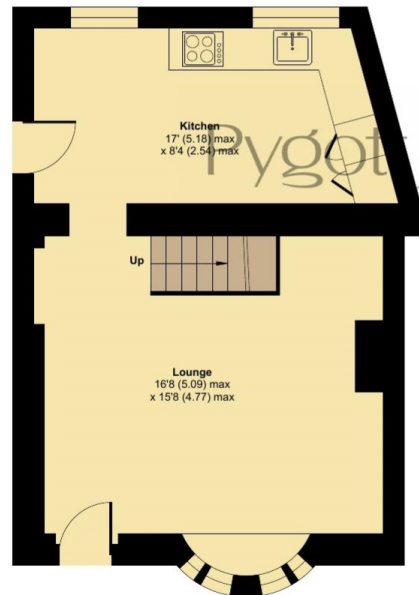
Outbuilding = 47 sq ft / 4.3 sq m

Total = 853 sq ft / 79.1 sq m

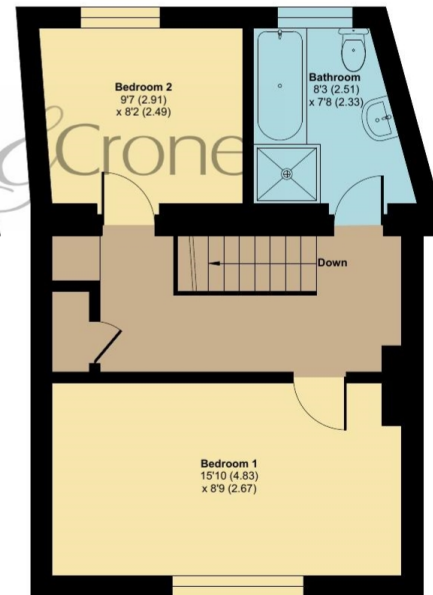
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Pygott & Crone. REF: 1503733



Location



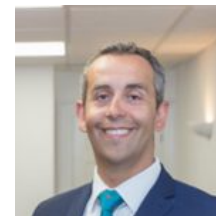
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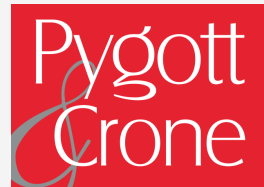
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is on the market with our Sleaford branch

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