



FOR SALE

4 Bed Detached House in Middletons Close, Fleckney, LE8 8DL

£390,000



PROPERTY FEATURES

- Immaculate Presentation
- Detached House
- Quiet Cul-De-Sac
- Four Bedrooms
- En-Suite To Master
- Refitted Kitchen Diner
- Boiler Fitted 2021
- Village Location
- Garage
- Call To View



FULL DESCRIPTION

SUMMARY

Immaculate detached family home occupying a quiet cul-de-sac position close to the centre of the village. The accommodation comprises entrance hall, downstairs w.c., lounge, recently refitted kitchen diner, four bedrooms, en-suite to master, family bathroom, landscaped gardens, off road parking and integral garage. An ideal family home!

ENTRANCE HALL

With stairs off to the first floor, feature radiator, under stairs cupboard, thermostat and tiled floor.

WC

5' 1" x 2' 9" (1.55m x 0.84m) Comprising vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, tiled floor and feature radiator.

LOUNGE

15' 4" plus bay x 11' 3" (4.67m x 3.43m) With square bay window to the front elevation, gas fire and fireplace, coving to the ceiling and two radiators.

KITCHEN/DINER

25' 7" x 11' 2" (7.8m x 3.4m) Being fitted in 2023 and comprising a selection of base and wall mounted units with Quartz worktops, sink unit with drainer, built in electric hob, cooker, microwave, warming drawer and extractor hood, plumbing for washing machine and dishwasher, built in fridge freezer, tiled floor, French doors to the rear garden, coving to the ceiling, two radiators and window to the rear elevation.



Phillips George



GARAGE

16' x 7' 8" (4.88m x 2.34m) With wall mounted boiler fitted in 2021, electric roller door, light and power.

LANDING

With storage cupboard and access to the loft. The loft has a drop down ladder, is boarded and has light and power.

MASTER BEDROOM

14' 8" max x 10' 10" max (4.47m x 3.3m) With built in wardrobes, radiator and window to the front elevation.



ENSUITE

7' 10" max x 7' 6" max (2.39m x 2.29m) Comprising walk in shower cubicle, vanity wash hand basin, low flush w.c., extractor fan, tiled splash backs, heated towel rail and window to the rear elevation.

BEDROOM

11' 3" x 9' 2" (3.43m x 2.79m) With built in wardrobes, window to the rear elevation and radiator.



BEDROOM

9' 3" x 9' 3" (2.82m x 2.82m) With built in wardrobes, radiator and window to the front elevation.

BEDROOM

8' 9" x 8' 5" (2.67m x 2.57m) With window to the rear elevation and radiator.



BATHROOM

7' 10" max x 6' 2" max (2.39m x 1.88m) Comprising p shaped bath with shower over, vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, heated towel rail and window to the side elevation.

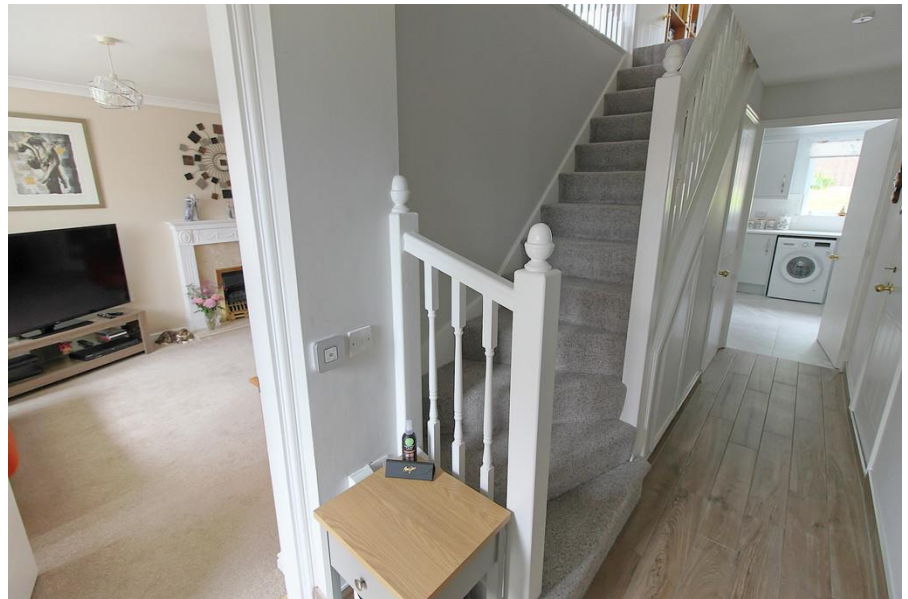
OUTSIDE

The front of the property is lawned with flower borders and a hedged surround. There is also a driveway providing off road parking and leading to the garage. The rear garden has been landscaped with raised lawn area, flower borders, patio area, gated side access, outside tap, external power and a fenced surround.

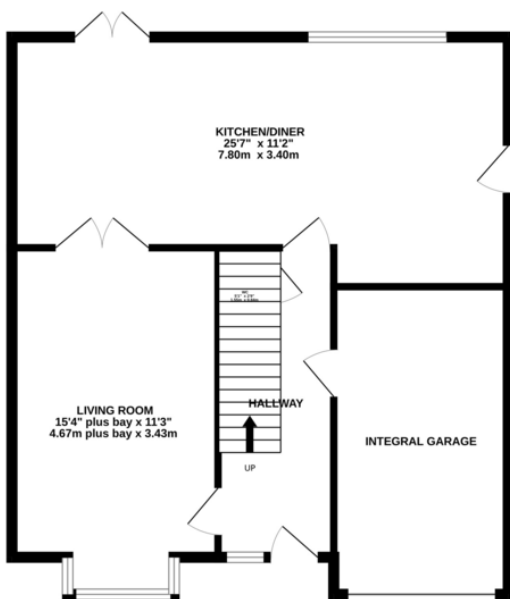




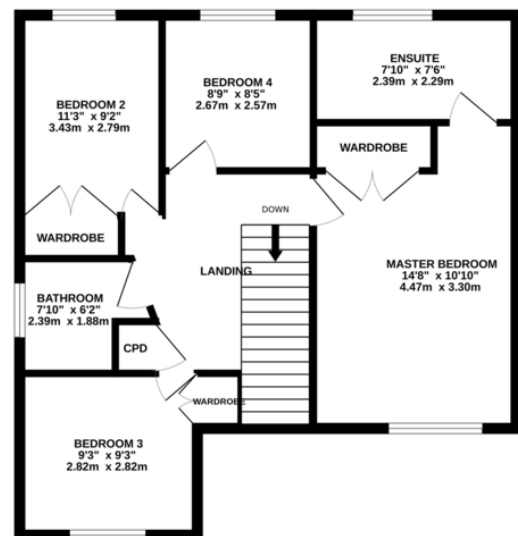
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

