



Bratmyr, Fleckney

Offers Over £295,000

Situated in the South Leicestershire village of FLECKNEY is this THREE-BEDROOM BUNGALOW.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

With a window to the front elevation, loft hatch, storage cupboard and radiator.

Bedroom One

13' 5" x 9' 8" (4.09m x 2.95m)

With a window to the front elevation and a radiator.

Bedroom Two

11' 10" x 9' 1" (3.61m x 2.77m)

With a window to the front elevation and a radiator.

Bedroom Three/Office

9' 0" x 6' 2" (2.74m x 1.88m)

With a window to the rear elevation and a radiator.



Lounge Diner

21' 6" x 9' 11" (6.55m x 3.02m)

With a window to the rear elevation, window to the side elevation, roof window, French doors to the rear and three radiators.

Kitchen

16' 3" x 7' 9" (4.95m x 2.36m)

With a window to the rear elevation, sink and drainer unit with a range of wall and base units with work surfaces over, extractor fan, hob, double oven and space for two further appliances.

Rear Hall

With a window to the rear elevation and a radiator.

Bathroom

10' 2" x 8' 11" (3.10m x 2.72m)

With a window to the side elevation, bath, shower, WC, wash hand basin, two cabinets, storage cupboard and a radiator.

Garden

A low-maintenance rear garden with pebbles, mature plant and shrub borders, outside tap, shed and access to the front elevation.

Driveway

For two vehicles.



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 95.7 m²
 TOTAL : 95.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.