



## Victoria Street, Fleckney

£240,000

An ALLURING period TWO BEDROOM semi-detached home adorned with original features that resonated CHARACTER including fireplaces, quarry tiled floors and stain glazed windows. Outside enjoys a canvas for POTENTIAL EXTENSION or development.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E







**Entrance Porch**

With leaded stain glazed window to the front elevation, tiled floor.

**Reception Room One**

12' 1" x 11' 0" (3.68m x 3.35m)

With double glazed window to the front elevation, feature living flame effect gas fire with tiled inset and hearth, built-in cupboard and shelving, TV point, radiator.

**Inner Lobby**

With stairs to first floor.

**Reception Room Two**

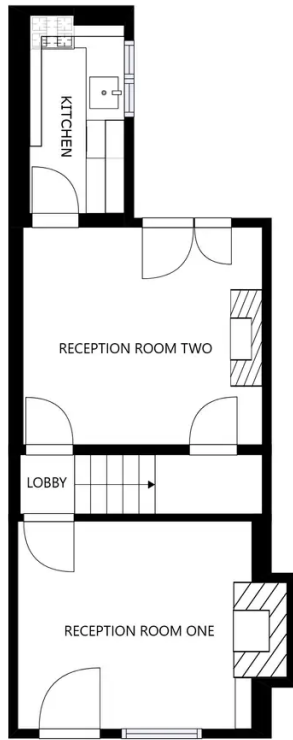
12' 0" x 11' 0" (3.66m x 3.35m)

With door to rear garden, quarry tiled floor, under stairs storage cupboard, feature log burner, radiator.



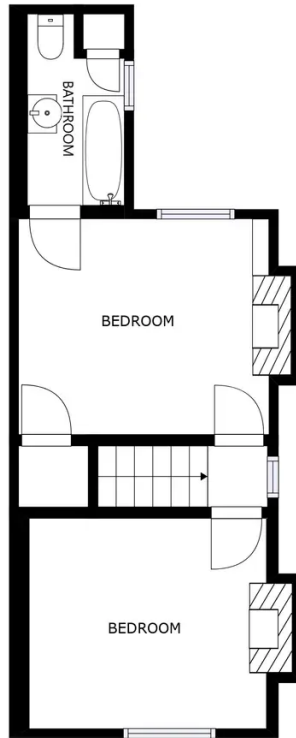
- Kitchen**  
10' 5" x 4' 10" (3.18m x 1.47m)  
With double glazed window to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, display cabinet, built-in oven and gas hob, quarry tiled floor, radiator.
- First Floor Landing**  
With stain glazed window to the side elevation.
- Bedroom One**  
12' 1" x 11' 0" (3.68m x 3.35m)  
With double glazed window to the front elevation, original fireplace, radiator.
- Bedroom Two**  
12' 1" x 11' 0" (3.68m x 3.35m)  
With double glazed window to the rear elevation, original fireplace, built-in cupboard and shelving, storage cupboard, radiator, access leading to:
- Bathroom**  
10' 0" x 5' 0" (3.05m x 1.52m)  
With double glazed window to the side elevation, bath with electric shower over, pedestal wash hand basin, low-level WC, airing cupboard, wooden floor, radiator.
- Front Garden**  
Small frontage with iron railings.
- Rear Garden**  
With paved patio area, outside utility store, power and lighting.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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