



## Main Street, Fleckney

Offers Over £200,000

A TWO BEDROOM two storey terrace home offered to the market situated in Fleckney. The front door leads straight into the lounge with access to the fitted dining kitchen complete with INTEGRATED APPLIANCES. It is of the agents opinion that the REAR GARDEN must be seen in person.



0116 288 4888

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





### Lounge

15' 5" x 14' 9" (4.70m x 4.50m)

With bay window to the front elevation, gas fire with brick surround and hearth, meter cupboard, door leading to stairs to first floor, radiator.

### Dining Kitchen

11' 10" x 9' 11" (3.61m x 3.02m)

With window and door to the rear elevation, wall and base units with work surfaces over, sink and drainer, extractor hood over, double oven and hob, built-in fridge freezer, built-in dishwasher, built-in washing machine, wood effect floor.

### Cloaks/WC

With window to the rear elevation, low-level WC, wash hand basin, wall heater, wood effect floor.



### **First Floor Landing**

With window to the rear elevation, stairs to second floor, radiator.

### **Bedroom One**

14' 3" x 12' 0" (4.34m x 3.66m)

With two windows to the front elevation, built-in wardrobes and box cupboards, built-in vanity unit, built-in bedside tables, radiator.

### **Bathroom**

9' 11" x 8' 10" (3.02m x 2.69m)

With window to the rear elevation, low-level WC, wash hand basin, bath, shower cubicle, part tiled walls, airing cupboard, radiator.

### **Bedroom Two**

15' 9" x 11' 2" (4.80m x 3.40m)

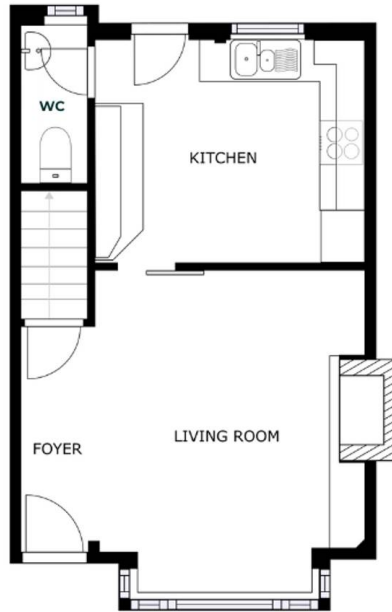
With two windows to the rear elevation, built-in vanity unit, built-in cupboards, radiator.

### **Front Garden**

With paved pathway, paved patio area, flowerbeds and shrubs.

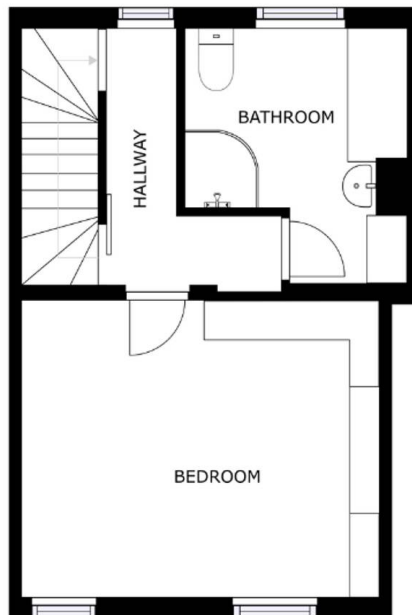
### **Rear Garden**

With paved patio area, flowerbeds and shrubs, lawn, further patio area, paved pathway, planting/vegetable patches, two sheds, access to the front of the property.



GROUND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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