



Forge Close, Fleckney

£280,000 Freehold

A DETACHED property with THREE BEDROOMS, DRIVEWAY and a GARAGE in the beautiful village of FLECKNEY.

Council Tax band: C

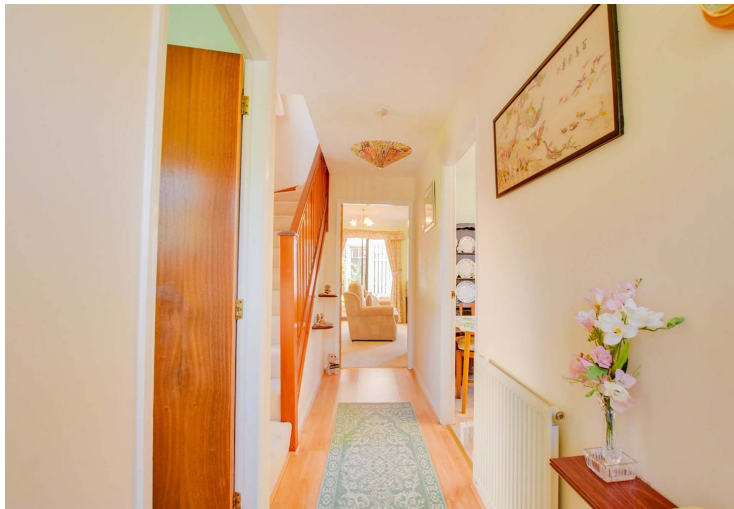
Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 288 4888





Entrance Hall

With a double-glazed window to the side elevation, stairs to the first floor landing, laminate flooring and a radiator.

Ground Floor WC

5' 10" x 2' 9" (1.78m x 0.84m)

With a double-glazed window to the front elevation, wash hand basin, WC and a radiator.

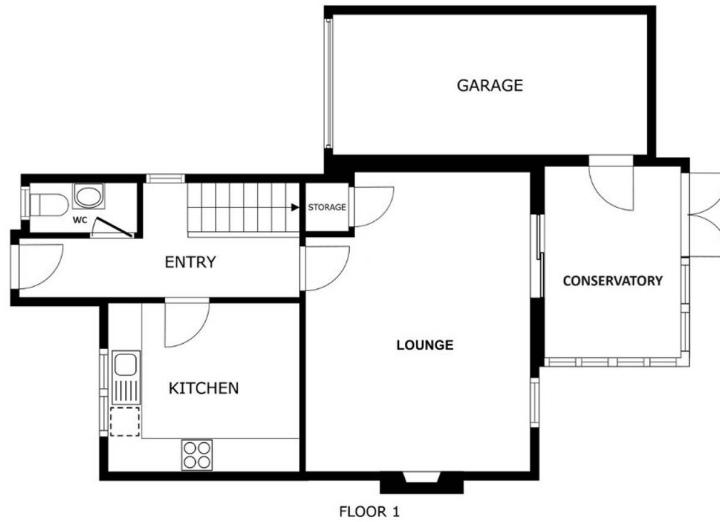
Kitchen

10' 9" x 9' 3" (3.28m x 2.82m)

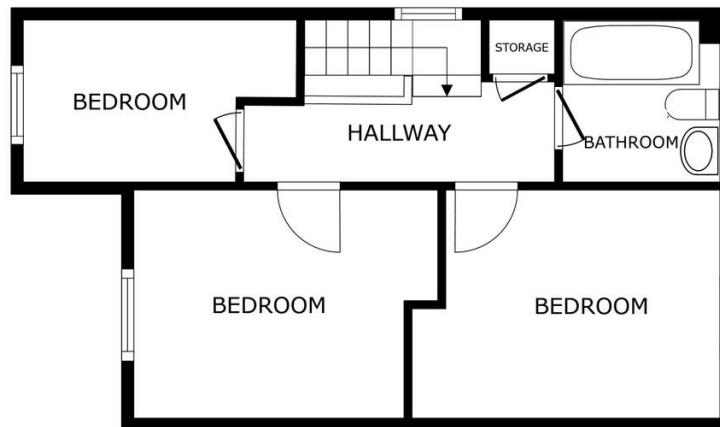
With a double-glazed window to the front elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, filter hood, plumbing for washing machine, lino flooring and a radiator.



- Lounge**
16' 0" x 12' 3" (4.88m x 3.73m)
With a double-glazed window to the rear elevation, understairs storage cupboard, electric fire with surround, TV point, radiator and a patio door leading to:
- Conservatory**
10' 2" x 7' 0" (3.10m x 2.13m)
With double glazed French doors to the rear elevation, tiled flooring, internal door to the garage and a radiator.
- First Floor Landing**
With a double-glazed window to the side elevation, cupboard housing the boiler, loft access and a radiator.
- Bedroom One**
12' 4" x 9' 3" (3.76m x 2.82m)
With a double-glazed window to the front elevation, wardrobes and a radiator.
- Bedroom Two**
11' 2" x 9' 3" (3.40m x 2.82m)
With a double-glazed window to the rear elevation, fitted wardrobes and a radiator.
- Bedroom Three**
10' 9" x 6' 4" (3.28m x 1.93m)
With a double-glazed window to the front elevation and a radiator.
- Bathroom**
6' 5" x 6' 4" (1.96m x 1.93m)
With a double-glazed window to the rear elevation, a bath with electric shower over, wash hand basin, WC, laminate flooring and a radiator.
- Front Garden**
Lawned front garden to the front and side elevation.
- Rear Garden**
With a paved patio, lawn area, fenced and walled perimeter and a gate to the side access.
- Garage**
With remote controlled door to the front, power and lighting.



GROSS INTERNAL AREA
 FLOOR 1 44.0 m² FLOOR 2 40.4 m²
 EXCLUDED AREAS : PATIO 8.4 m² GARAGE 14.1 m²
 TOTAL : 84.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
 FLOOR 1 44.0 m² FLOOR 2 40.4 m²
 EXCLUDED AREAS : PATIO 8.4 m² GARAGE 14.1 m²
 TOTAL : 84.4 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 take 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 (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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.