



## Main Street, Fleckney

£290,000

Spacious DETACHED home with NO UPWARD CHAIN and conversion potential. Featuring a 21ft lounge dining room, conservatory, family room/home office and scope for a garage conversion, subject to the relevant planning permissions.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







**Entrance Lobby** 11' 9" x 3' 0" (3.58m x 0.91m)

With a double-glazed bay window to the front elevation and a radiator.

**Inner Hallway**

With stairs to the first floor landing, a storage cupboard, a door to the garage and a radiator.

**Downstairs WC** 5' 7" x 2' 7" (1.70m x 0.79m)

With a WC, and a wash hand basin.

**Lounge Dining Room** 21' 9" x 13' 0" (6.63m x 3.96m)

A bright and airy room with a double-glazed window to the rear elevation, patio door to the conservator, fireplace with fire surround, TV point and two radiators.

**Kitchen Breakfast Room** 15' 5" x 11' 1" (4.70m x 3.38m)

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, oven, electric hob, filter hood, plumbing for a washing machine, wall mounted boiler, lino flooring, breakfast bar and a double-glazed door to the side elevation.



**Conservatory** 13' 10" x 9' 0" (4.22m x 2.74m)

With a double-glazed door to the rear garden, tiled flooring and a radiator.

**Family Room/Home Office** 12' 2" x 7' 8" (3.71m x 2.34m)

With a double-glazed window to the rear elevation and a radiator.

**First Floor Landing**

With a double-glazed window to the front elevation and loft access with pull-down ladder leading to a partly boarded loft space.

**Bedroom One** 11' 10" x 10' 8" (3.61m x 3.25m)

With a double-glazed window to the rear elevation, fitted sliding wardrobes and a radiator.

**Bedroom Two** 10' 8" x 9' 8" (3.25m x 2.95m)

With a double-glazed window to the rear elevation and a radiator.

**Bedroom Three** 8' 8" x 8' 0" (2.64m x 2.44m)

With a double-glazed window to the front elevation and a radiator.

**Shower Room** 8' 0" x 5' 6" (2.44m x 1.68m)

With a double-glazed window to the side elevation, walk-in shower cubicle, wash hand basin, WC, tiled walls, tiled flooring, a mirrored cabinet and a heated towel rail.

**Front Garden**

A gravelled frontage with a flower bed, inset shrubs and a tree.

**Rear Garden**

A private rear garden with a paved patio seating area, steps leading to further paved area, lawn, gated access to both sides, fencing and hedging to the perimeter and a shed.

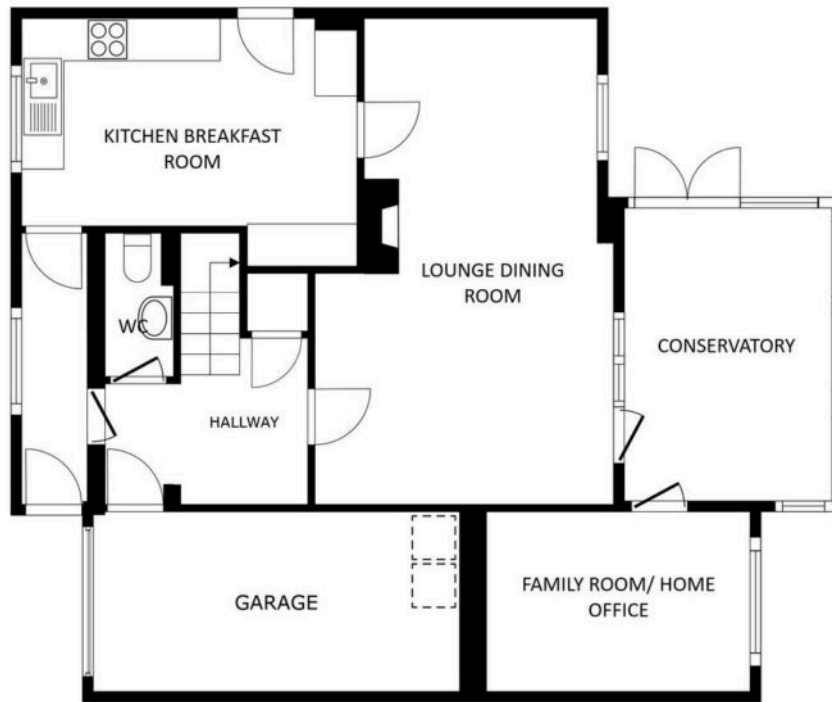
**Driveway** 2 vehicles

Providing off-road parking for two vehicles.

**Garage**

17'9 x 7'9 With an up-and-over door to the front elevation, power and lighting.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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