

## Coleman Road, Fleckney

£335,000

Occupying a CORNER PLOT with ample SCOPE FOR AN EXTENSION to the side or rear (sub. to permissions) is this three bedroom detached property having a STYLISH THEME throughout. No Upward Chain.

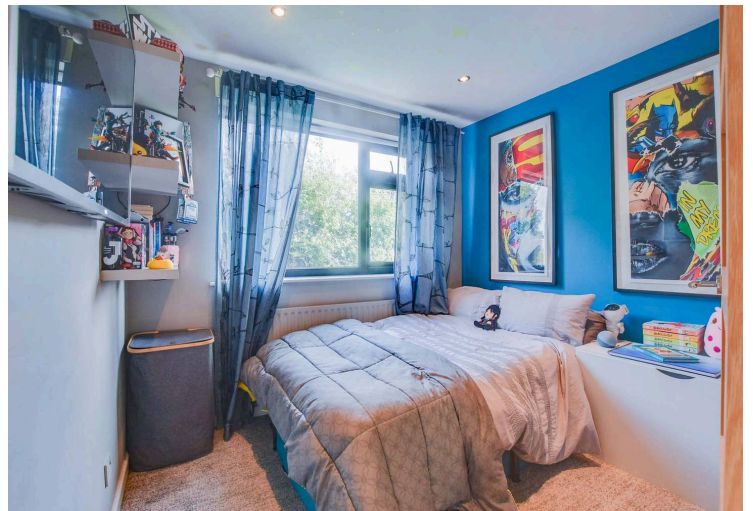
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







### Entrance Hall

With cloaks cupboard, stairs to first floor, laminate floor, radiator.

### Ground Floor WC 7' 0" x 5' 9" (2.13m x 1.75m)

Measurement narrowing to 2'9". With low-level WC, wash hand basin, tiled floor, radiator.

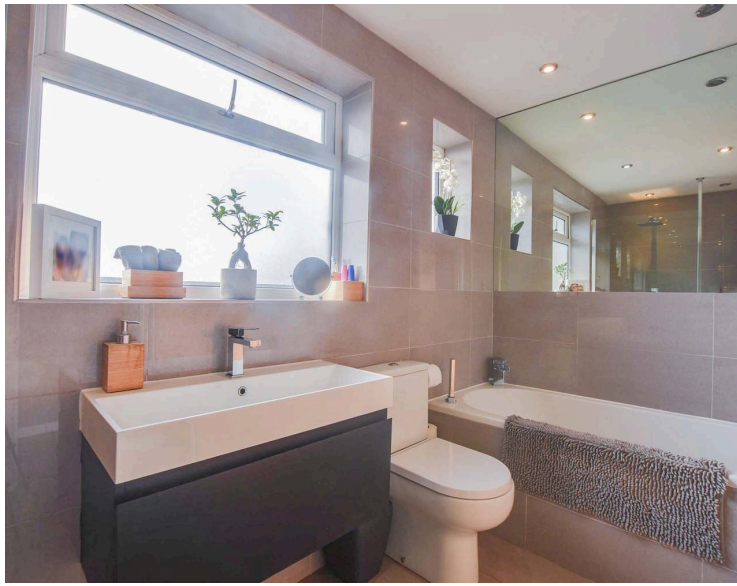
### Family Room 13' 5" x 8' 3" (4.09m x 2.51m)

With double glazed windows to the front and side elevations, laminate floor, radiator.

### Open Plan Living Kitchen Dining Room 20' 5" x 11' 5" (6.22m x 3.48m)

Measurement also 18'4" x 10'10". With double glazed window and French doors to the rear elevation, living area with open aspect to dining area, kitchen area comprising a center island with breakfast bar, built-in oven and electric hob with extractor hood over, built-in dishwasher, one and a half bowl sink and drainer unit, base units with work surface over, sliding doors providing access to space for fridge freezer, shelving and drawers, cupboard housing boiler, inset ceiling spotlights, part laminate and part tiled floor, two radiators.





### First Floor Landing

With double glazed window to the side elevation, loft access, radiator.

### Bedroom One 13' 6" x 11' 6" (4.11m x 3.51m)

Measurement plus wardrobe space. With double glazed window to the rear elevation, built-in wardrobes with sliding doors, inset ceiling spotlights, TV point, radiator.

### Bedroom Two 11' 6" x 8' 8" (3.51m x 2.64m)

With double glazed window to the front elevation, inset ceiling spotlights, radiator.

### Bedroom Three 8' 8" x 7' 5" (2.64m x 2.26m)

With double glazed window to the rear elevation, radiator,

### Bathroom 10' 6" x 5' 4" (3.20m x 1.63m)

With two double glazed windows to the side elevation, bath, separate walk-in tiled shower cubicle with overhead rain forest shower and hand held shower, wash hand basin, low-level WC, inset ceiling spotlights, mirror, tiled walls, tiled floor, under floor heating, heated chrome towel rail.

### Front Garden

Gravelled frontage.

### Rear Garden

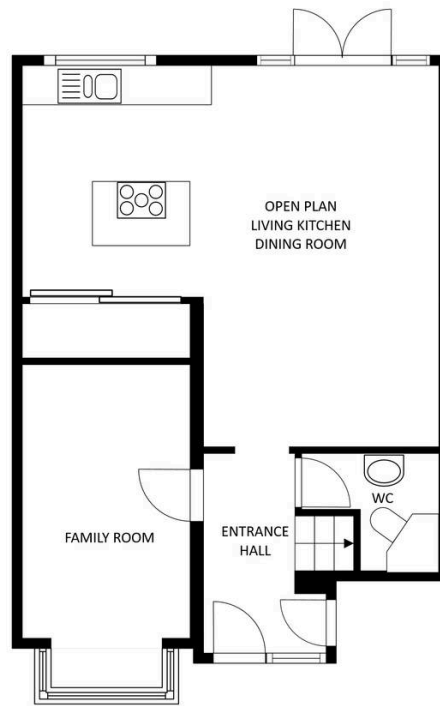
With decked area, lawn, further raised decked area providing space for hot tub, gravelled seating area, outside tap, flowerbeds with mature shrubs, mature trees, outside tap, rear door to garage, gate to side access.

### Driveway 3 vehicles

Providing off road parking.

### Garage 2 vehicles

Measuring 18' x 17'4". With 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.



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