



Kibworth Road, Fleckney

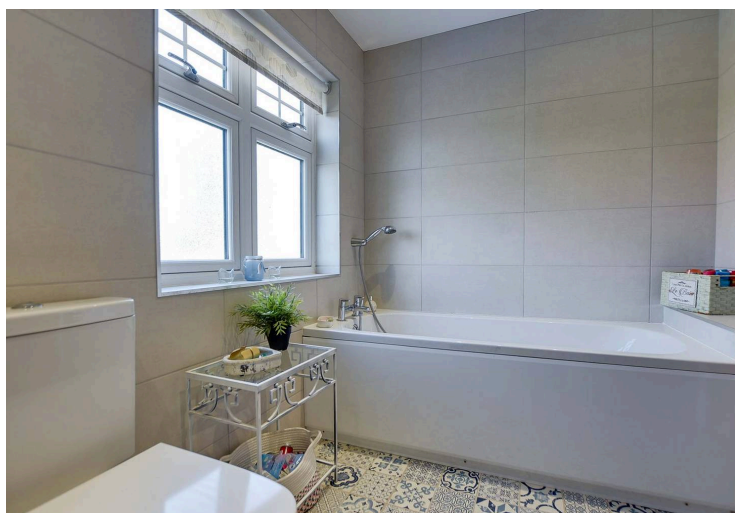
£285,000

Situated on an unadopted road, this THREE BEDROOM Victorian semi-detached home has been REFURBISHED (2019) by the current owner, retaining ORIGINAL FEATURES while incorporating modern touches.

Council Tax band: C

Tenure: Freehold





Entrance Hall

With original tiled floor, stairs to first floor, radiator.

Sitting Room 12' 2" x 12' 0" (3.71m x 3.66m)

With double glazed window to the front elevation, chimney breast, original storage cupboards, wood effect floor, radiator, bi-fold doors leading to dining room.

Dining Room 12' 6" x 12' 0" (3.81m x 3.66m)

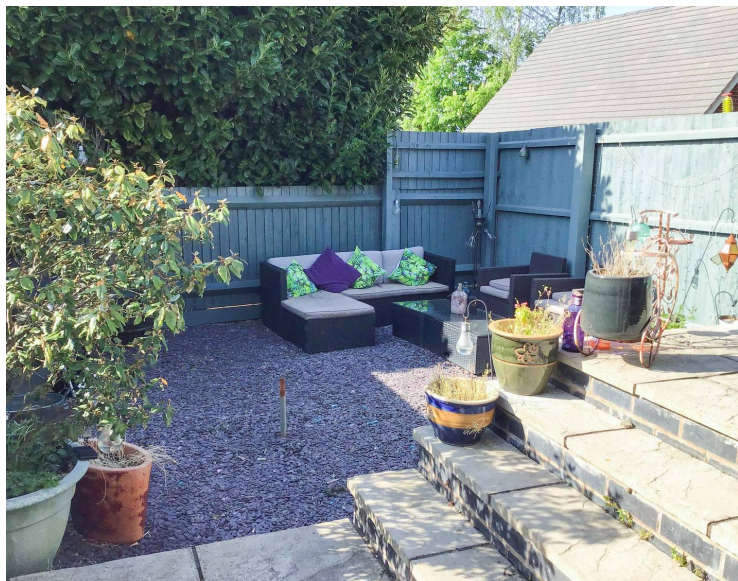
With window to the utility room, wood effect floor, chimney breast, radiator.

Ground Floor WC 5' 5" x 3' 1" (1.65m x 0.94m)

With double glazed window to the side elevation, low-level WC, wash hand basin, wood effect floor.

Kitchen 9' 9" x 8' 10" (2.97m x 2.69m)

With built-in stainless steel one and a half bowl sink and drainer unit, a range of wall units with under unit lighting, base units with quartz work surfaces over, built-in oven and has hob with stainless steel chimney hood over, integrated dishwasher, tiled floor, inset downlighters, open aspect leading to sun lounge/third reception room.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Sun Lounge/Third Reception Room 8' 5" x 6' 9" (2.57m x 2.06m)

With light and airy versatile room has double glazed French doors to the rear elevation, built-in blinds, overhead roof lantern window, wall lights, wall mounted column radiators.

Utility Room 6' 0" x 5' 3" (1.83m x 1.60m)

With double glazed door to the rear elevation, built-in blind, stainless steel sink, wall and base units with quartz worksurface over, integrated washing machine, overhead roof lantern window, electric plinth heater, tiled floor.

First Floor Landing

Split level galleried landing with double glazed window to the side elevation, stairs to second floor, under stairs storage cupboard, cupboard housing boiler, tall radiator.

Bedroom One 16' 0" x 10' 4" (4.88m x 3.15m)

Measurement into wardrobes. With two double glazed windows to the front elevation, a range of fitted wardrobes with shelving, hanging rail and built-in drawers, wood effect floor, TV point, two radiators.

Bedroom Two 12' 0" x 9' 5" (3.66m x 2.87m)

With double glazed window to the rear elevation, wooden effect floor, radiator.

Bathroom 8' 10" x 6' 1" (2.69m x 1.85m)

With double glazed window to the rear elevation, bath with mixer tap shower attachment, separate tiled shower cubicle with overhead rain forest shower and hand held shower, wash hand basin low-level WC, extractor fan, tiled walls, inset ceiling downlighters, heated towel rail.

Bedroom Three/Loft Conversion 17' 5" x 14' 3" (5.31m x 4.34m)

Measurement narrowing to 9'6", total floor space with restricted headroom. With three skylight windows to the rear elevation, wood effect floor, radiator.

En-Suite Shower Room 8' 0" x 3' 9" (2.44m x 1.14m)

With tiled shower cubicle with electric shower, wash hand basin, low-level WC, tiled walls, heated towel rail.

Rear Garden

Split-level low maintenance rear garden with paved patio, steps leading to slate area, outside lighting, fencing to perimeter, mature flowerbeds and shrubs, gate to side access, dropped curb which could provide additional parking if required by removing existing fencing to gates.

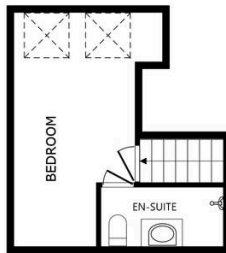
Driveway

Block paved driveway providing off road parking to the front.



FLOOR 2

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FLOOR 3

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We'll keep you moving...



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