

Forge Close, Fleckney

In Excess of £220,000

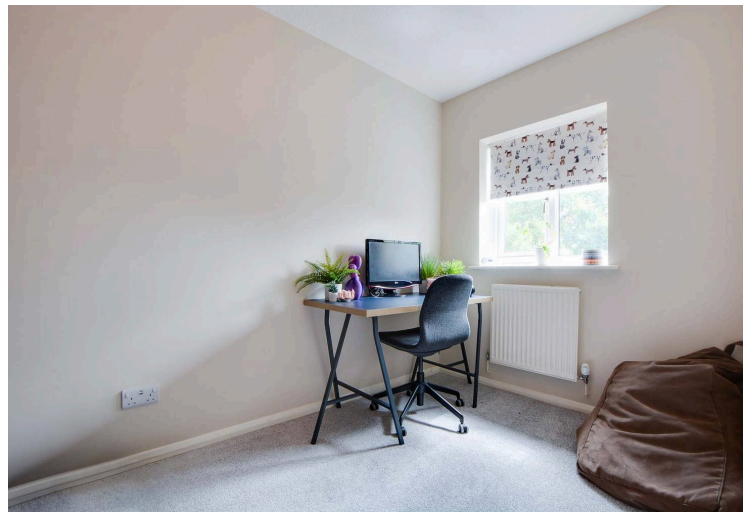
A CHAIN FREE semi-detached family home located in the south Leicestershire village of Fleckney. Presenting kitchen diner with built-in appliances and TWO BEDROOMS. Outside enjoys off road parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Open Entrance Area

Via double glazed composite door, with built-in storage cupboard.

Lounge

14' 5" x 12' 10" (4.40m x 3.91m)

With double glazed window to the front elevation, stairs to first floor, TV point, radiator.

Kitchen Diner

12' 9" x 8' 10" (3.89m x 2.68m)

With double glazed window to the rear elevation, double glazed door to the rear garden, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, inset four ring gas hob, integrated double oven, plumbing for washing machine, space for freestanding fridge freezer, wall mounted boiler, part tiled walls, wood effect floor, radiator.



First Floor Landing

With access to the following rooms:

Bedroom One

12' 10" x 9' 11" (3.90m x 3.03m)

Narrowing to 9' 3" (2.82m). With double glazed window to the front elevation, TV point, radiator.

Bedroom Two

11' 2" x 6' 2" (3.40m x 1.89m)

With double glazed window to the rear elevation, radiator.

Bathroom

6' 4" x 6' 3" (1.92m x 1.91m)

With double glazed window to the rear elevation, bath with mixer shower tap, low-level WC, wash hand basin with storage below, part tiled walls, radiator.

Front Garden

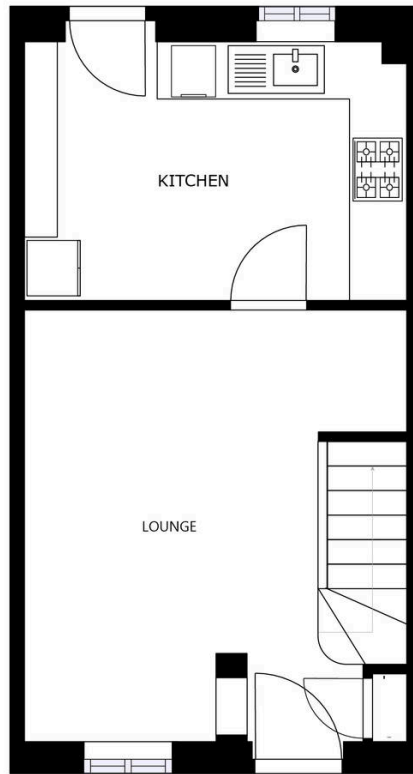
With lawn area, hedging, paved pathway.

Rear Garden

With paved patio area, lawn, flowerbeds and shrubs, shed, fencing to perimeter.

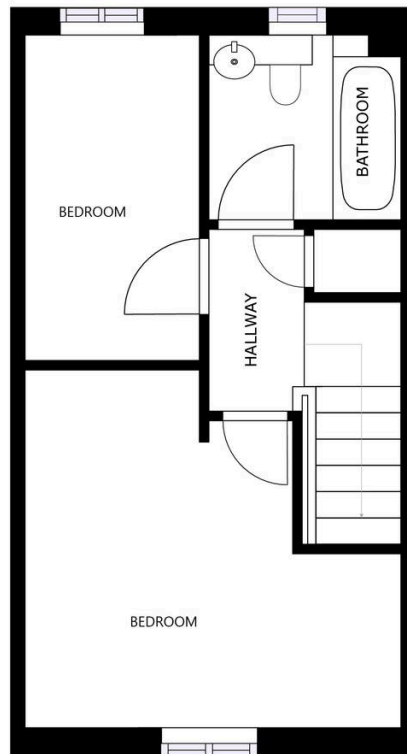
Driveway

2 Vehicles



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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