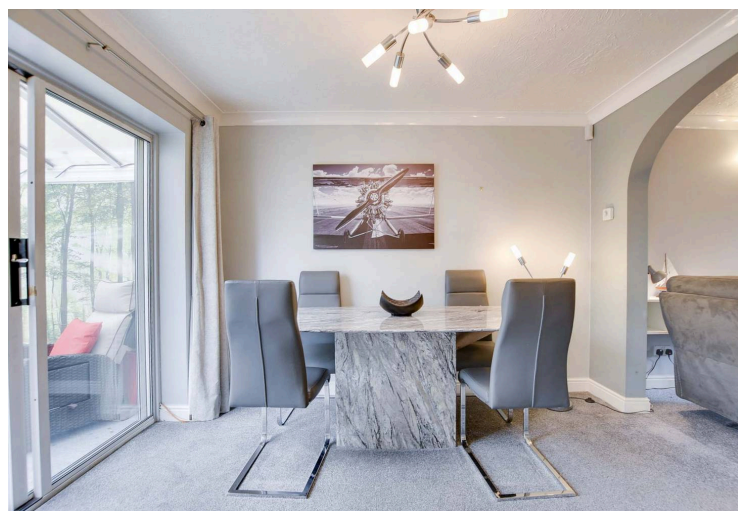
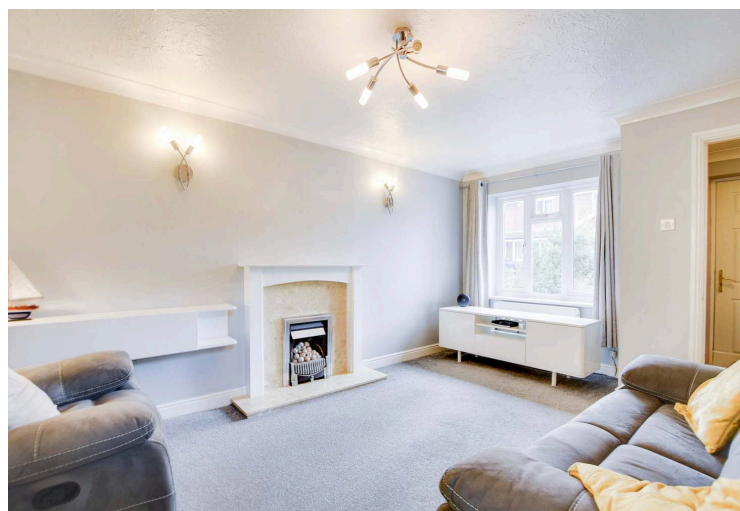




## Lodge Road, Fleckney

Offers Over £290,000

Offered for sale with NO UPWARD CHAIN is this three bedroom DETACHED family home. Presenting AMPLE OFF ROAD PARKING via a driveway and garage to the front. To the rear is an established rear garden.

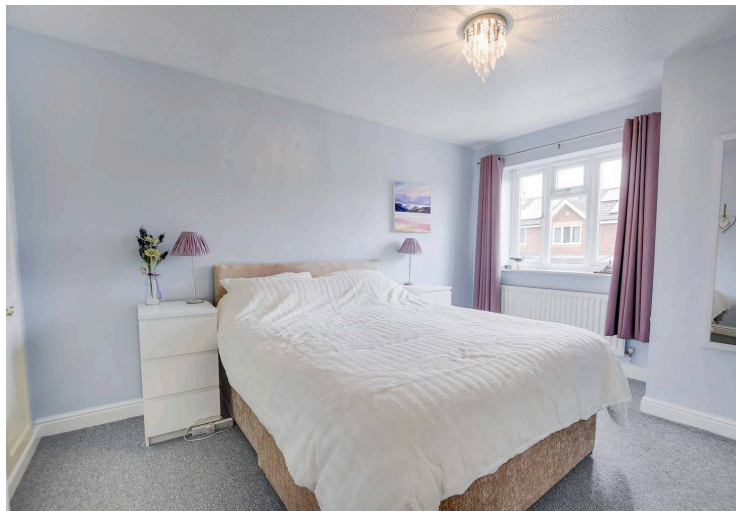
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







### Entrance Hall

With carpet floor, radiator.

### Lounge 15' 7" x 10' 10" (4.74m x 3.30m)

With double glazed window to the front elevation, carpet floor, gas fire with inset, surround and hearth, radiator, archway leading to dining room.

### Dining Room 10' 4" x 9' 3" (3.14m x 2.83m)

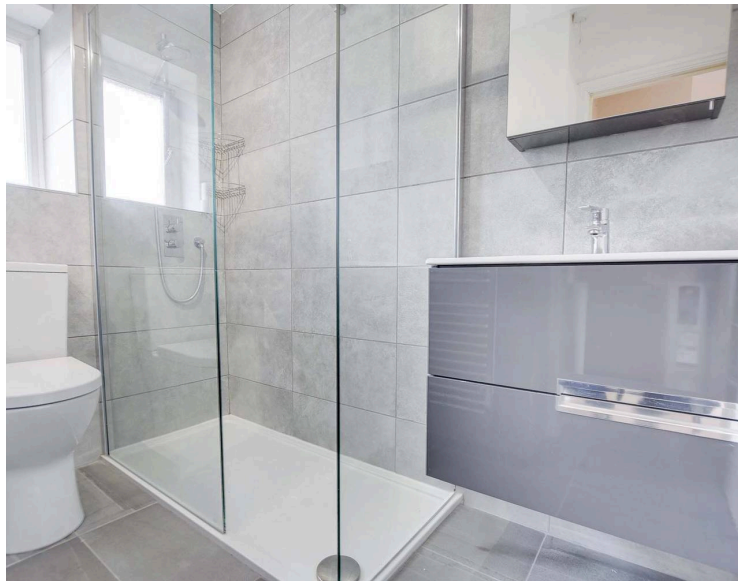
With double glazed patio doors to the rear elevation, carpet floor, radiator.

### Kitchen 9' 7" x 9' 0" (2.93m x 2.74m)

With double glazed window and door to the rear elevation, wall and base units with work surface over, gas boiler, tiled walls, carpet floor, plumbing for washing machine, built-in oven and hob with filter hood over, stainless steel splashback, one and a half bowl sink and drainer, radiator.

### Conservatory 9' 11" x 9' 3" (3.01m x 2.81m)

A double glazed conservatory with French doors to rear garden, carpet floor.



### **Inner Lobby**

With stairs to first floor, carpet floor, radiator.

### **Ground Floor WC** 6' 5" x 2' 11" (1.96m x 0.89m)

With carpet floor, low-level WC, wash hand basin with storage below, ladder towel rail/radiator.

### **First Floor Landing**

With double glazed window to the side elevation, carpet floor, loft access, built-in cupboard, radiator.

### **Principal Bedroom** 13' 2" x 9' 5" (4.01m x 2.87m)

Measurement to the front of the wardrobes. With double glazed window to the front elevation, fitted wardrobes, carpet floor, radiator.

### **En-Suite** 5' 7" x 4' 9" (1.70m x 1.46m)

With double glazed window to the front elevation, tiled floor, part tiled walls, walk-in shower cubicle, wash hand basin with storage below, low-level WC, towel rail/radiator.

### **Bedroom Two** 11' 0" x 10' 3" (3.36m x 3.12m)

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

### **Bedroom Three** 8' 11" x 8' 7" (2.71m x 2.61m)

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

### **Shower Room** 7' 10" x 4' 6" (2.40m x 1.38m)

With double glazed window to the rear elevation, tiled floor, part tiled walls, wall mounted wash hand basin with drawer below, medicine cabinet over, low-level WC, shower cubicle, ladder towel rail/radiator.

### **Front Garden**

With block paved driveway, shrubs, gate to side access leading to a side garden/storage area with greenhouse.

### **Rear Garden**

With paved patio seating area, lawn, pond, flowerbeds and shrubs.

### **Driveway** 3 vehicles

### **Garage** 4.82 m x 2.42 m

With up and over door to the front elevation.

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle.





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...**



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.