

## Illston Cottage, 27 Highfield Street, Fleckney, LE8 8BD



### Guide Price £425,000

A period detached family home which has been lovingly maintained and decorated by the present owners and offers particularly substantial extended accommodation. Situated in an established part of this popular village, a particular feature is the large, private rear garden. The gas centrally heated accommodation briefly comprises: Entrance hall, lounge, dining room, kitchen, family room, downstairs bathroom, landing, master double bedroom with dressing room off, three further double bedrooms and shower room. There is also secure parking for two cars. Internal viewing is highly recommended due to this deceptively spacious plot.

*Service without compromise*

## Entrance Hall

Accessed via timber front door with stained glass fanlight window over. Stairs rising to the first floor. Stripped timber doors to lounge and dining room.

## Snug / Second Reception Room 12'0" x 12'1" (3.66m x 3.68m)



Double glazed window to the front elevation. Feature coal effect fitted gas fire with timber 'Adam' style surround and period tiled cheeks. Period ornate ceiling rose, coving and picture rail. Fitted full height timber book shelving and original base meter cupboard. Boxed radiator. Television point.

## Dining Room 12'0" x 12'0" (3.66m x 3.66m)



Double glazed window to the front elevation. Feature raised dog grate open fireplace. Picture rail, ceiling rose and coving. Stripped timber door to spacious under stairs storage cupboard. Door to:-

## Kitchen 12'1" x 10'0" (3.68m x 3.05m)



Range of solid timber facing fitted base and wall units. Natural timber work surfaces and further tiled work surfaces. Larder unit with plumbing for automatic washing machine and venting for tumble dryer. Butler style fitted sink. Fitted automatic dishwasher. Large fitted gas range style cooker with extractor over. Spacious walk-in shelved pantry with window. Concealed wall mounted gas fired combination central heating boiler. Ceramic tiled flooring. Two double glazed windows to the side elevation. Ceramic tiled flooring. Opening to the family room and stripped timber door to:-

## Inner Lobby

Airing cupboard housing lagged hot water tank and linen storage. Opaque glazed timber door to:-

## Bathroom



Panelled bath. Pedestal wash hand basin. Low level WC. Half height timber panelling and dado rail. Ceramic tiled flooring. Opaque double glazed window. Radiator.

**Family Room / Lounge 19'9" x 12'0" (6.02m x 3.66m)**



Solid light oak flooring. Fitted cast iron gas fired stove. Double glazed patio doors opening out to the rear garden. Double glazed windows to the rear and side elevations. Two wall lights Radiator. Television point.

### First Floor Landing

Solid timber doors to rooms.

**Bedroom One 14'3" x 12'0" (4.34m x 3.66m)**



Double glazed windows to the rear and side elevations. Two radiators. Two wall lights. Recess with doorway to the dressing room, double glazed velux window and double glazed door opening out to an outside cast iron spiral staircase leading down to the rear garden.

**Dressing Room 8'7" x 5'10" (2.62m x 1.78m)**

Double glazed velux window. Fitted clothes hanging rail.

**Bedroom Two 12'0" x 12'0" (3.66m x 3.66m)**



Double glazed window to the front elevation. Period cast iron open fireplace. Radiator. Wall light. Curtained access to a walk in wardrobe with further double glazed window.

**Bedroom Three 12'1" x 12'1" (3.68m x 3.68m)**



Double glazed window to the front elevation. Period cast iron open fireplace. Two wall lights. Radiator.

**Bedroom Four 10'10" x 8'8" plus recess (3.30m x 2.64m plus recess)**

Double glazed window to the side elevation. Radiator.

## Shower Room



Corner shower cubicle with electric shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiled floor and walls. Two double glazed velux windows. Radiator.

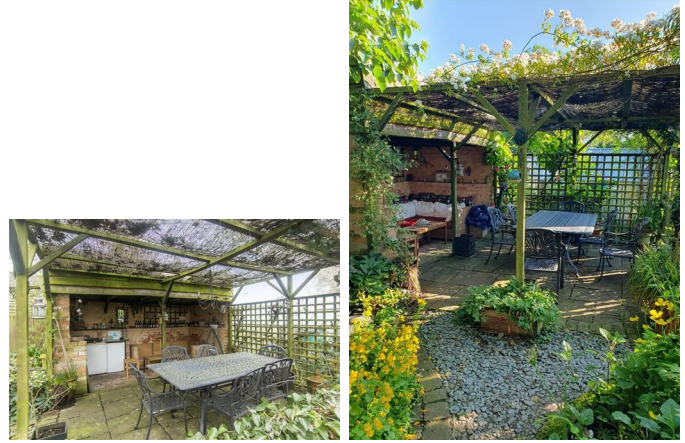
## Outside



To the side of the property is a wide block paved driveway accessed via high double timber gates. This provides parking for two cars and potential for a garage, subject to planning permission.

The rear garden extends approximately 100' in length. It has been mainly hard landscaped with block paved and slated patios and paths and a number of brick constructed raised beds. There is a large timber garden store and covered storage area and a delightful covered seating and barbeque area. There is a mature apple tree, mulberry bush and box hedging, and to the rear of the garden is a sectioned off enclosure for chickens, also with a greenhouse. The rear garden affords a good deal of privacy.

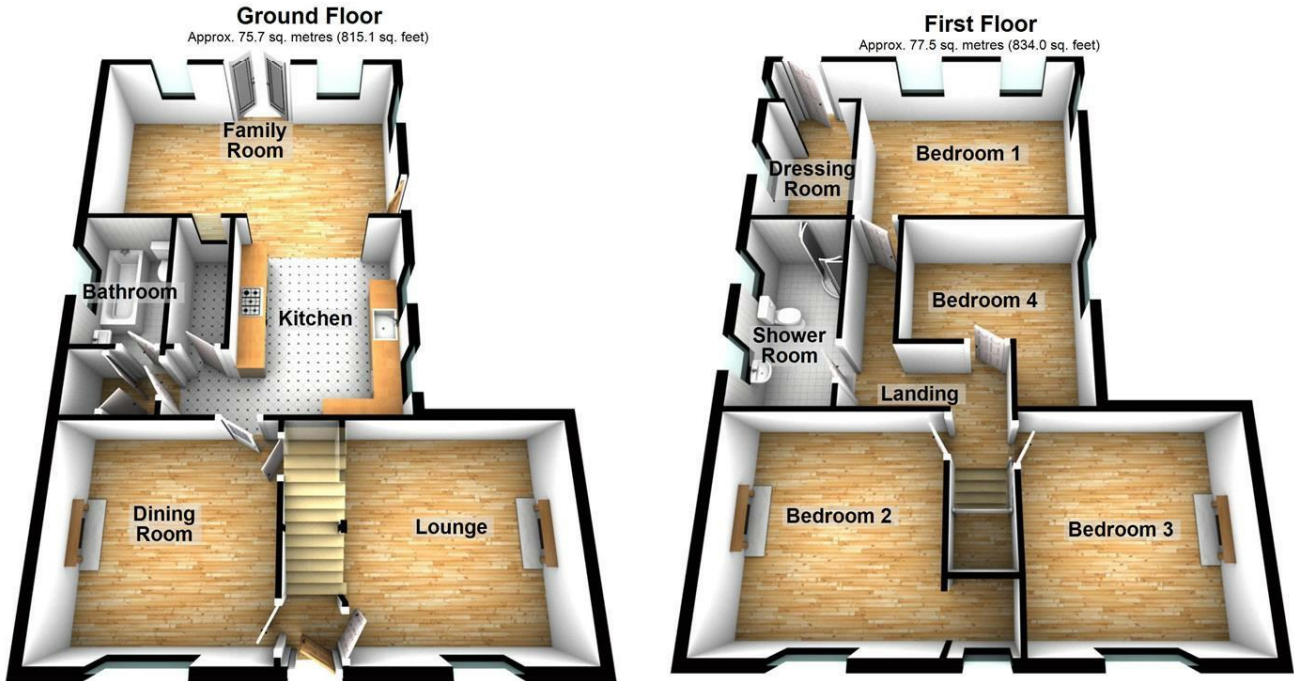
## Outside Barbeque Area



## Chicken Enclosure



## Floor Plan



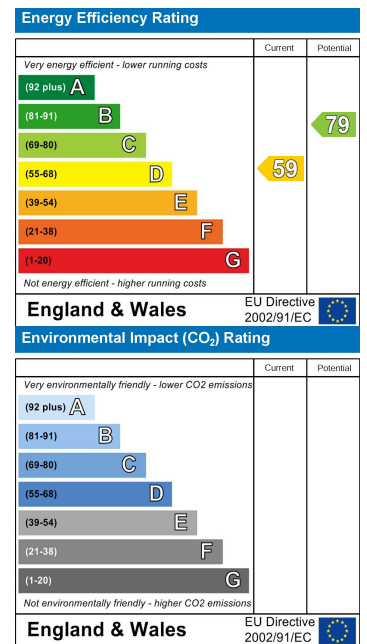
Total area: approx. 153.2 sq. metres (1649.0 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



Service without compromise