

36 Long Grey, Fleckney, LE8 8TB



Offers Around £325,000

A well proportioned and well presented, extended family home tucked away in a secluded position with lovely open countryside views to the rear. This lovely home offers flexible living accommodation, lovely rear garden and is within walking distance of the excellent village school and amenities. The accommodation comprises: Entrance hall, lounge, a further reception room, kitchen, conservatory, downstairs shower room, three bedrooms to the first floor and family bathroom. Outside there is a block paved driveway providing off road parking for multiple vehicles with a further car space in front of the garage. To the rear is a generous, well established garden being fully enclosed with open countryside views beyond. Viewing is highly recommended!

Service without compromise

Entrance Hall



Accessed via a composite double glazed front door. Doors off to: Lounge and kitchen. Stairs rising to: First floor.

Lounge 15'11 x 11'0 (4.85m x 3.35m)



UPVC double glazed box bay window to front aspect. Sliding patio doors into: Conservatory. Feature fireplace with freestanding electric fire having a wooden surround and tile hearth. Door through to: Further reception room. TV point. Radiator.

Reception Room Two/Bedroom Four



UPVC double glazed 'French' doors onto: Garden and UPVC double glazed window to rear aspect. Electric feature fire. Wooden laminate flooring. TV point. Radiator. Door to: Downstairs Shower Room.

Kitchen/Breakfast Room 15'10 x 8'11 (4.83m x 2.72m)



Having a selection of fitted base, wall units and breakfast bar with laminate worktop over. Single bowl stainless steel sink with drainer. Single fan assisted oven, four ring gas hob and extractor over. space and plumbing for freestanding washing machine with a further space for large fridge/freezer. Laminate flooring throughout. Radiator. UPVC double glazed windows to front and rear aspects. UPVC double glazed door to side elevation out to: Driveway.

Conservatory 11'10 x 11'0 (3.61m x 3.35m)



Brick-built base with UPVC double glazed windows to all sides. UPVC double glazed 'French' doors onto: Patio area. Tiled flooring.

Downstairs Shower Room 7'9 x 3'3 (2.36m x 0.99m)



Comprising: Shower enclosure, low level WC and wash hand basin. Wall tiling to wet areas and tiled flooring. Radiator. UPVC double glazed window to side aspect.

Landing

Doors off to: Bedrooms and bathroom. Loft hatch access.

Bedroom One 15'10 x 9'1 (4.83m x 2.77m)



UPVC double glazed windows to side and rear aspect. Radiator.

Bedroom Two 12'1 x 6'7 (3.68m x 2.01m)



UPVC double glazed window to rear aspect. Built-in double wardrobe. Radiator.



Bedroom Three 10'1 x 9'1 (3.07m x 2.77m)

Council Tax Band D



UPVC double glazed window to side aspect. Built-in wardrobe. Radiator.

Bathroom 8'7 x 6'2 (2.62m x 1.88m)



Comprising: Paneled bath with mixer tap, low level WC, wash hand basin with vanity storage below and separate shower enclosure. Wall tiling and tiled flooring. Chrome heated towel rail. UPVC double glazed window to front aspect.

Outside

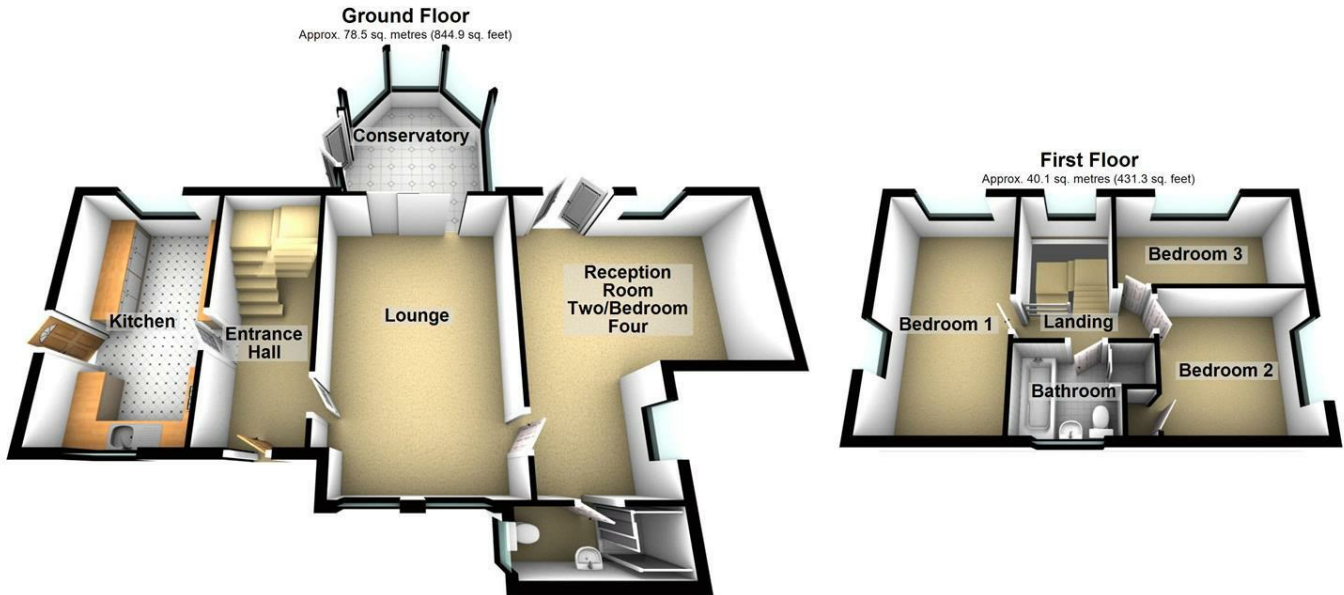


The property is accessed via a shared drive with separate parking for two vehicles on a block paved drive. There is an additional parking space in front of the garage. Access to garage with up and over door. Pedestrian gated access can be sought from either end of the property into the rear garden. The rear garden is of a generous size being mainly laid to lawn with paved patio off the conservatory with a further seating area. There are a variety of raised beds and borders with established planting and delightful countryside views beyond. Wooden storage shed.

Outside Rear Aspect



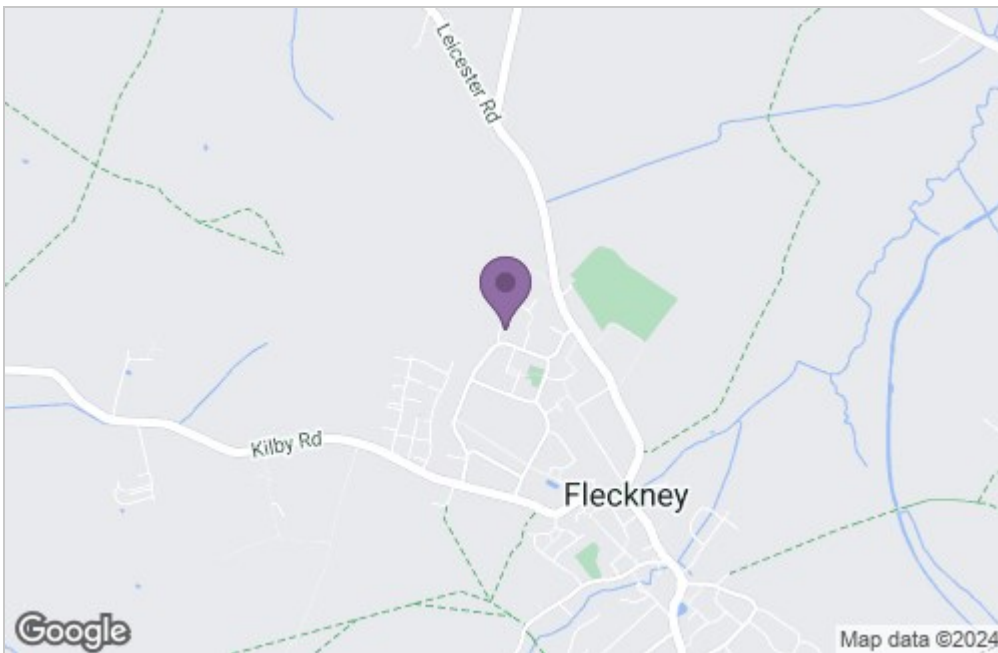
Floor Plan



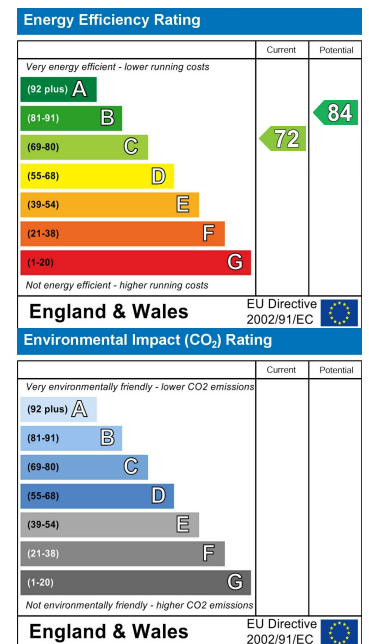
Total area: approx. 118.6 sq. metres (1276.2 sq. feet)

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