

93 Coleman Road, Fleckney, LE8 8BH



Offers Over £325,000

This beautifully presented and extended four bedroom detached family home offers great open plan living spaces, generous bedrooms and a delightful open aspect to the rear! This sizeable property occupies a pleasant position within walking distance of local amenities, shops and excellent primary school and is within easy access of major road and rail links. The accommodation briefly comprises: Porch, entrance hall, lounge, open plan living/kitchen/diner, utility/WC, four bedrooms and family bathroom. Outside there is off road parking, garage and a good sized rear garden. Viewing is highly recommended!

Service without compromise

Porch 8'8 x 2'11 (2.64m x 0.89m)



Accessed via a double glazed front door. UPVC double glazed window to front aspect. Door into: Entrance hall. Built-in coat cupboard with shelving. 'Kamdean' flooring.

Entrance Hall 10'5 x 8'8 (3.18m x 2.64m)



Doors off to: Lounge and kitchen. Stairs rising to: First floor. 'Kamdean' flooring. Telephone point. Under stairs storage cupboard. Radiator.

Lounge 13'2 x 11'11 (4.01m x 3.63m)



UPVC double glazed window to front aspect. TV point. Radiator.

Living/Kitchen/Diner



Living Area



UPVC double glazed deep bay with 'French' doors out to: Rear garden. 'Kamdean' flooring. LED spotlights. TV point for wall mounted TV. Radiator.

Kitchen Area



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl sink with drainer. There is a high level fan assisted double oven, induction hob, extractor, integrated dishwasher and under

counter fridge and freezer. UPVC double glazed window to rear aspect. 'Karndean' flooring. LED spotlights. Radiator.

Dining Area



UPVC double glazed door out to: Rear garden. UPVC double glazed window to side aspect. Door to: Utility/WC. 'Karndean' flooring. LED spotlights. Radiator.

Utility/WC 8'11 x 3'4 (2.72m x 1.02m)



Comprising: Low level WC and wash hand basin. UPVC double glazed high level window to rear aspect. Space and plumbing for a freestanding washing machine with space for a tumble dryer over. 'Karndean' flooring. Radiator.

Landing

Doors off to: Bedrooms and bathroom. Loft hatch with drop down ladder. There is power and light with the loft being partially boarded. Radiator.

Bedroom One 11'0 x 10'5 (3.35m x 3.18m)



UPVC double glazed window to front aspect. TV point. Radiator.

Bedroom Two 11'0 x 10'2 (3.35m x 3.10m)



UPVC double glazed window to rear aspect. TV point. Radiator.

Bedroom Three 15'10 x 7'11 (4.83m x 2.41m)



UPVC double glazed windows to front and rear aspects. Radiator.

Bedroom Four 10'5 x 6'8 (3.18m x 2.03m)



established borders and is fully enclosed with open views beyond.

UPVC double glazed window to front aspect. Built-in cupboard. Radiator.

Bathroom 8'9 x 6'11 (2.67m x 2.11m)



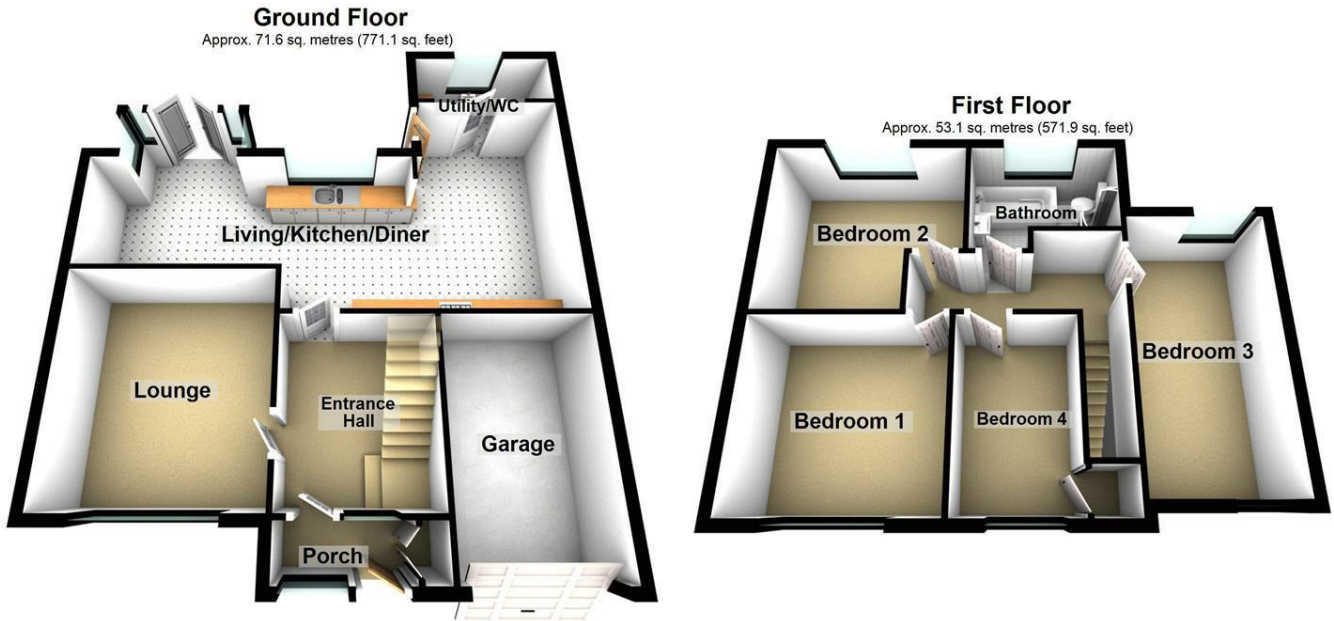
Comprising: Panelled bath, separate shower enclosure with aqua boarding, low level WC and wall mounted vanity with wash hand basin over. UPVC double glazed window to rear aspect. LVT flooring. LED spotlights. Heated towel rail. Auto sensor extractor.

Outside & Garage



The property occupies a good sized plot having off road parking to the front on a gravel and paved driveway. Access to the integral single garage with electric roller door with power and light. Side access can be found to the rear via a pedestrian gate. The good sized and private rear garden offers a large paved patio, lawn with

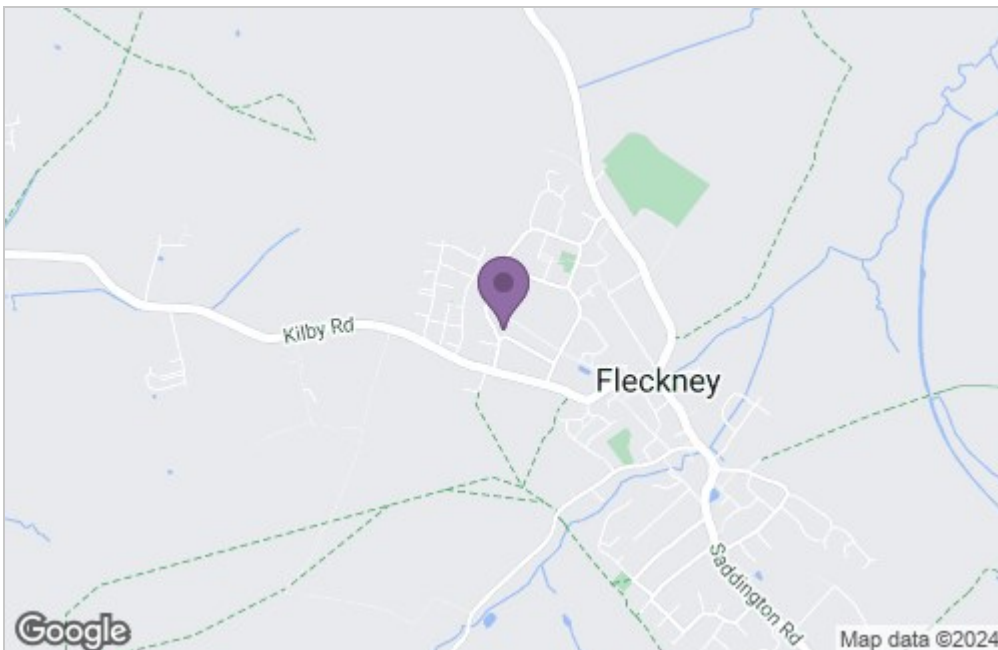
Floor Plan



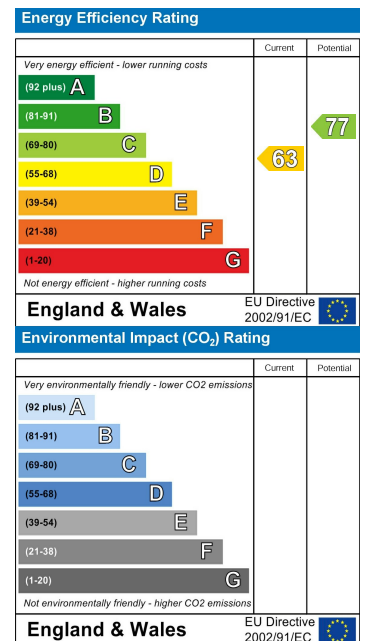
Total area: approx. 124.8 sq. metres (1343.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise