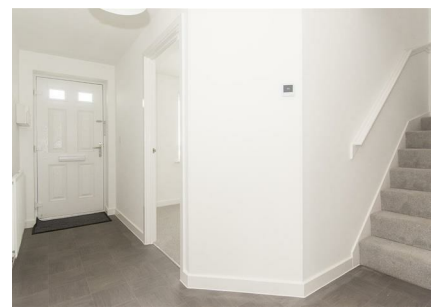


## 97 Tigers Road, Fleckney, LE8 8EG



### £1,500 Per Month

Well located on the edge of this popular village adjoining open countryside is this brand new detached family home recently constructed by Messrs Persimmon Homes. The substantial, gas centrally heated accommodation comprises: Entrance hall, lounge, dining room, 20'3" x 9'5" fitted kitchen/diner, utility room, downstairs WC, landing, four good sized bedrooms, en-suite shower room and family bathroom. There is also a private lawned garden, off road parking for several cars and a detached garage. The property is offered unfurnished and is available mid June. Sorry No Pets.

*Service without compromise*

## Entrance Hall



Accessed via composite front door. Radiator. Vinyl flooring. Stairs rising to the first floor. Doors to rooms.

## Cloakroom/WC



Pedestal wash hand basin. Low level WC. Radiator. Complementary tiling. Opaque double glazed window. Vinyl flooring.

## Lounge 13'3" x 10'9" (4.04m x 3.28m)



Double glazed windows to the front and side elevations. Radiator. Television and telephone points.

## Dining Room, 10'8" x 9'0" (3.25m x 2.74m)



Double glazed windows to the front elevation. Under stairs storage cupboard. Radiator.

## Kitchen/Diner 20'3" x 9'5" (6.17m x 2.87m)



Range of fitted base and wall units. Laminated work surfaces and splash backs. Fitted appliances to include: Oven and four ring gas hob with stainless steel extractor hood over, fridge and freezer, and automatic dishwasher. Stainless steel one and a half sink and drainer. Inset ceiling down lighters. Radiator. Double glazed windows to the

rear and side elevations. Double glazed French doors opening out to the rear garden. Door to:-

## Utility Room 6'1" x 5'2" (1.85m x 1.57m)



Fitted base units. Laminated work surfaces and splash backs. Radiator. Space and plumbing for automatic washing machine. Wall mounted gas fired combination central heating boiler. Opaque double glazed door leading outside.

## First Floor Landing



Double glazed window to the front elevation. Timber balustrade. Built in linen cupboard. Doors to rooms.

## Bedroom One 12'10" x 11'5" (3.91m x 3.48m)



Double glazed windows to the rear and side elevations. Radiator. Door to:-

## En-Suite Shower Room



Shower cubicle with mains shower fitting. Pedestal wash hand basin. Low level WC. Complementary tiling. Radiator. Opaque double glazed window..

## Bedroom Two 11'6" x 8'6" (3.51m x 2.59m)



Double glazed window to the front elevation. Radiator.

## Bedroom Three 9'10" x 8'11" (3.00m x 2.72m)



Double glazed window to the front elevation. Radiator.

## Bedroom Four 8'3" x 7'9" (2.51m x 2.36m)



Double glazed window to the front elevation. Radiator..

## Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Radiator. Opaque double glazed window.

## Outside



To the front of the property is a lawned area with borders. There is tarmacked parking for several cars and gated pedestrian access to the rear garden.

The rear garden is laid mainly to lawn with a paved patio area and path. It is enclosed by timber lap fencing and affords a good deal of privacy.

## Garage

Brick constructed detached single garage with up and over door, power and light.

## Additional Information

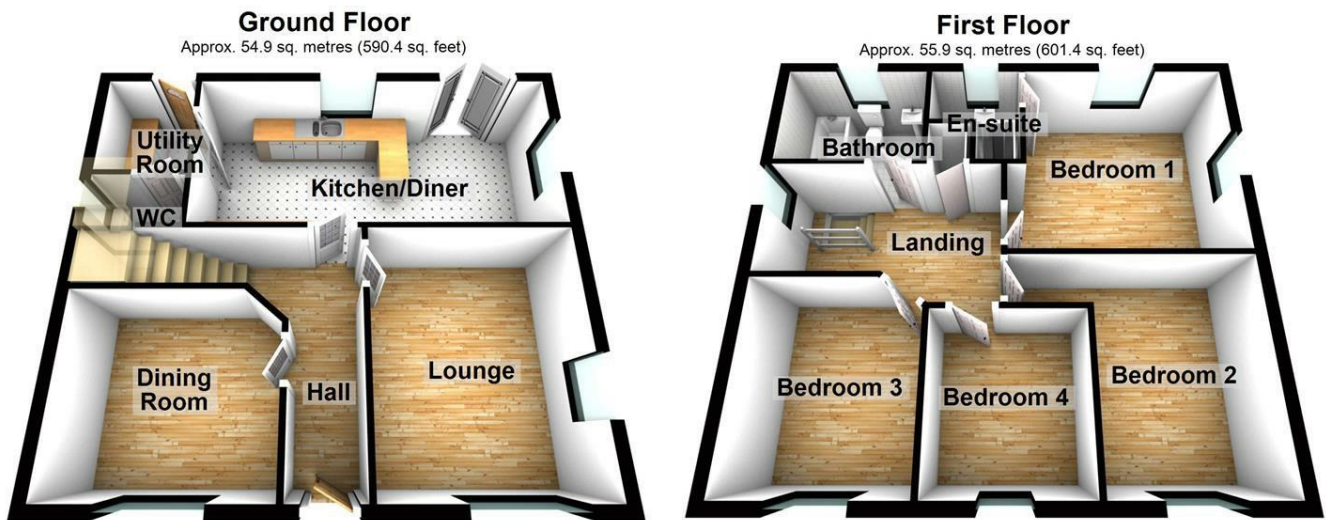
Council tax band E

Deposit based on rent of £1500pcm is £1730

Holding deposit equivalent to one weeks rent ie £346

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

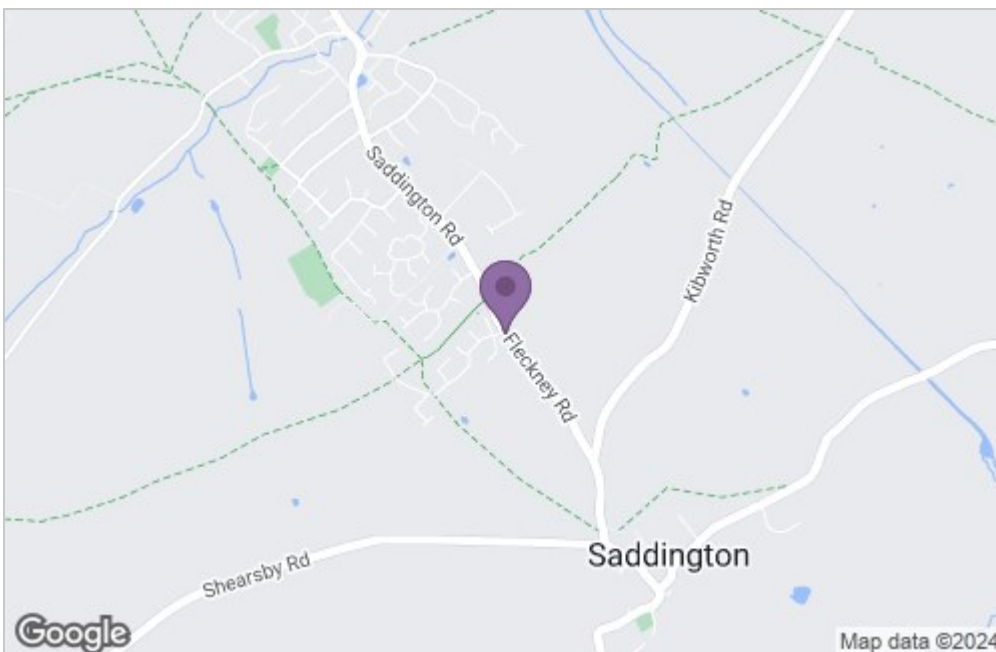
## Floor Plan



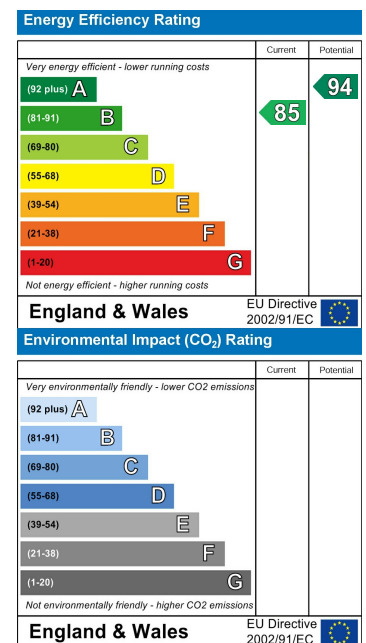
Total area: approx. 110.7 sq. metres (1191.8 sq. feet)

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



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