

## 47 Forge Close, Fleckney, LE8 8DA



### Offers Over £265,000

Centrally located in this popular village, with easy access to the larger centres of Market Harborough and Leicester, is this well presented, and much improved, link detached family home. The accommodation is double glazed and benefits from economical and eco friendly central heating powered via an air source heat pump. The accommodation briefly comprises: Entrance hall, downstairs WC, lounge, kitchen/breakfast room, conservatory, landing, three bedrooms and bathroom. There is also a good sized garden, single garage and off road parking.

*Service without compromise*



## Entrance Hall



Wood laminate flooring. Radiator. Stairs rising to the first floor. Doors to rooms.

## Cloakroom/WC

Wash hand basin. Low level WC. Radiator. Opaque double glazed window.

## Lounge 13'7" x 12'7" (4.14m x 3.84m)



Double glazed window to the front elevation. Feature coal effect gas fire and surround. Wood laminate flooring. Two radiators. Television point. Multi paned double doors to:-

## Lounge (Photo 2)



## Kitchen/Breakfast Room 15'11" x 9'7" (4.85m x 2.92m)



Fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted double oven and four ring gas hob with extractor hood over. Stainless steel one and a half sink and drainer. Space and plumbing for automatic washing machine or dishwasher. Door to walk in under stairs storage cupboard. Radiator. Double glazed window to the rear elevation. Sliding double glazed patio doors to:-

Kitchen/Breakfast Room (Photo 2)



Conservatory 10'3" x 10'1" (3.12m x 3.07m)



Upvc double glazed conservatory with double glazed French doors opening out to the rear garden. Personal door to the garage.

First Floor Landing



Timber balustrade. Opaque double glazed window. Airing cupboard housing lagged hot water tank. Access to insulated and fully boarded loft space. Radiator. Doors to rooms.

Bedroom One 10'10" x 9'2" (3.30m x 2.79m)



Double glazed window to the rear. Built in mirrored double wardrobe. Radiator. Television point.



## Bedroom Two 10'1" x 9'4" (3.07m x 2.84m)



Double glazed window to the front elevation. Built in mirrored wardrobe. Radiator.

## Bedroom Three 10'6" max x 6'4" (3.20m max x 1.93m)



Double glazed window to the front elevation. Built in wardrobe. Radiator.

## Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window. Extractor fan.

## Outside



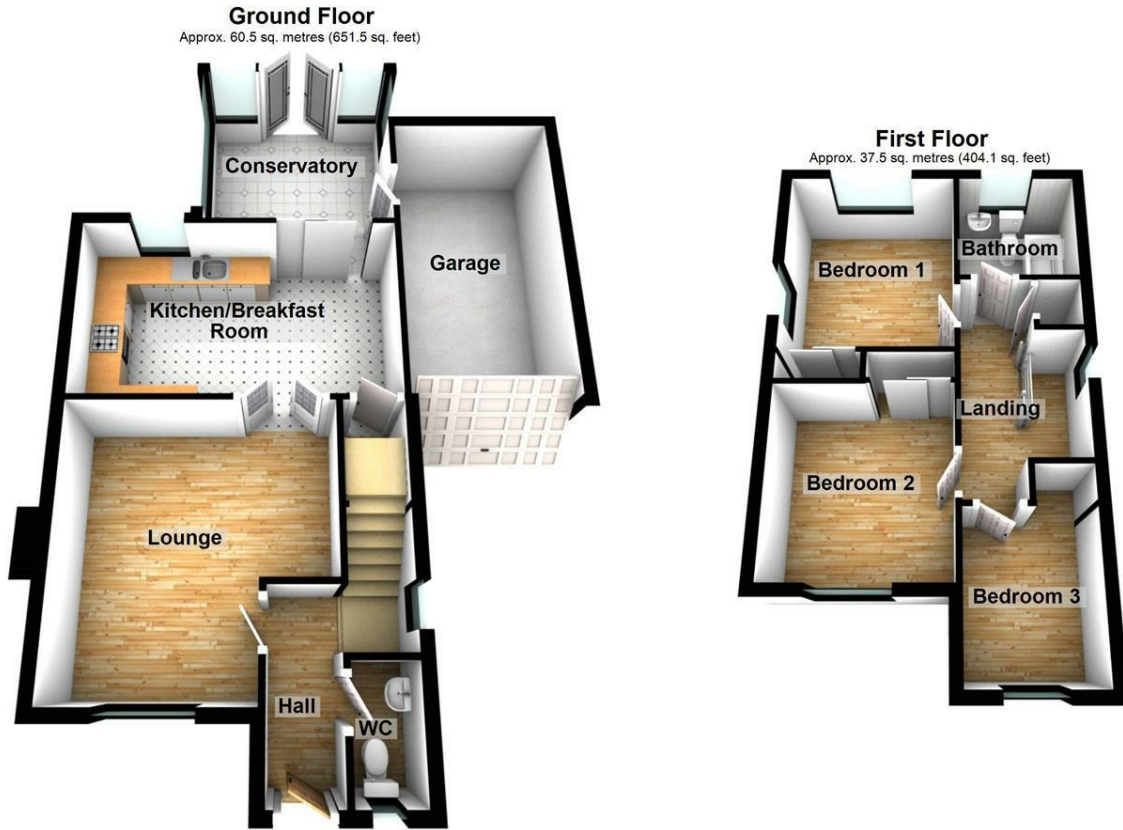
To the front of the property is a lawn and block paved area. There is a tarmac drive in front of the garage providing parking for one/two cars. There is also side gated pedestrian access to the rear.

The rear garden is laid mainly to lawn with a paved patio area and timber lap fencing providing a good deal of privacy. There is an air source heat pump which powers the central heating.

## Garage 17'0" x 8'1" (5.18m x 2.46m)

Up and over door. Storage in rafters. Power and lighting. Personal door to the conservatory. Space and plumbing for washing machine. Space for tumble dryer.

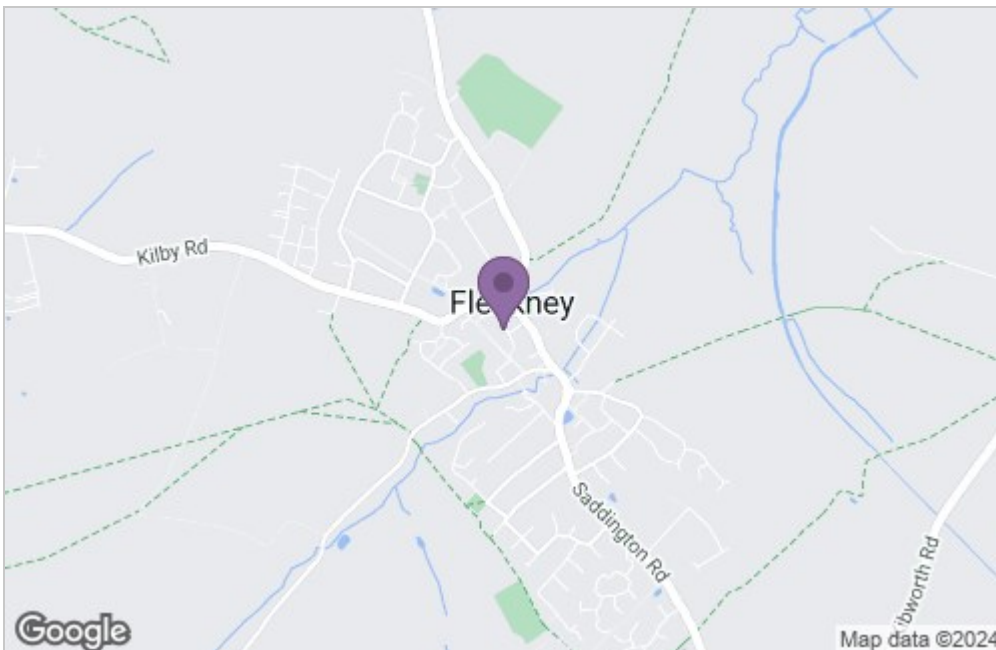
## Floor Plan



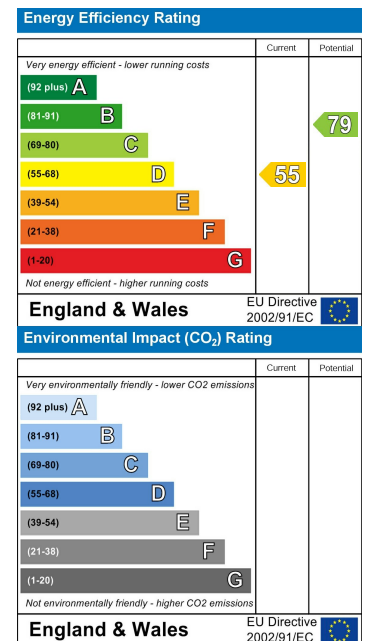
Total area: approx. 98.1 sq. metres (1055.6 sq. feet)

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*