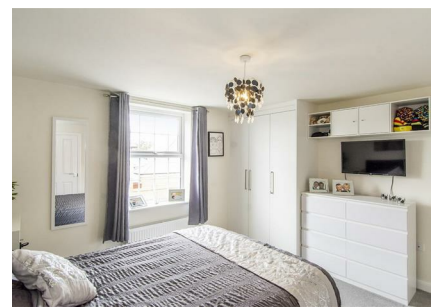


14 Garner Way, Fleckney, LE8 8EJ



£465,000

Welcome to this stunning property located on Garner Way in the convenient village of Fleckney. This detached house, built in 2022 by the renowned homebuilders David Wilson Homes, boasting a modern design with quality fixtures and fittings throughout.

Upon entering, you are greeted by two reception rooms, perfect for entertaining guests, simply relaxing with your family and the space for a home office. The property offers four generously sized bedrooms, all of which are doubles, providing ample space for a growing family or accommodating guests.

With two modern bathrooms, including en-suite, there will be no more morning rush-hour traffic in the hallways. The property also features parking for up to two/three vehicles, ensuring convenience for you and your visitors.

The generous room proportions create a sense of openness and comfort, making this house feel like a true home. Situated close to major roads, commuting will be a breeze, allowing you to easily access nearby amenities and attractions. Viewing comes highly recommended!

Service without compromise

Entrance Hall 16'9 x 7'8 (5.11m x 2.34m)



Accessed via a double glazed front door. Doors off to: Lounge, study, kitchen/diner and cloakroom. Stairs rising to: First floor. LVT flooring. Radiator.

Lounge 17'8 x 12'1 (5.38m x 3.68m)



UPVC double glazed bay window to front aspect with fitted wooden shutters. TV and telephone point. 2 x radiators.

Study 9'2 x 8'1 (2.79m x 2.46m)



UPVC double glazed window to front aspect with fitted wooden shutters. Radiator.

Kitchen/Diner 20'1 x 14'2 (6.12m x 4.32m)



UPVC double glazed feature bay with 'French' doors out to: Garden. UPVC double glazed window to rear aspect. Door through to: Utility room. LVT flooring throughout.

Kitchen Area



Having a selection of modern fitted base and wall mounted units having a laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. There is a high level double oven with combi/microwave, five ring gas hob, extractor, integrated fridge/freezer and integral dishwasher.

Dining Area



TV point. 2 x Radiators.

Utility Room 8'3 x 5'1 (2.51m x 1.55m)



Having a fitted base unit with laminate worktop over and a single bowl stainless steel sink with drainer. There are two under counter spaces, one with plumbing for a freestanding washing and the second space for an additional under counter appliance. Double glazed door out to: Rear garden. LVT flooring. Radiator. Boiler.

Cloakroom 5'1 x 4'11 (1.55m x 1.50m)



UPVC double glazed window to side aspect. Low level WC and wash hand basin. LVT flooring. Radiator. Under stairs cupboard with space for hanging coats and space for shoes.

Landing



Doors off to: Bedrooms and bathroom. Airing cupboard. Loft hatch access. Radiator.

Bedroom One 12'10 x 12'1 (3.91m x 3.68m)



UPVC double glazed window to front aspect. Built-in

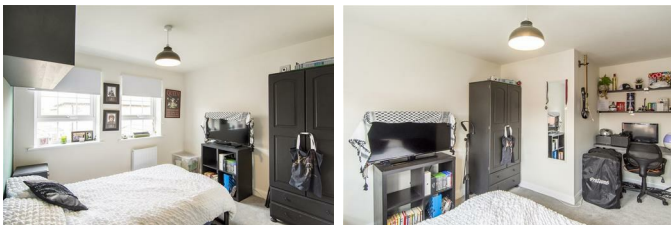
triple wardrobe with a further bank of built-in wardrobes. TV point, Radiator, Door to: En-Suite.

En-Suite 7'1 x 4'6 (2.16m x 1.37m)



Comprising: Double shower enclosure with feature wall tiling, low level WC and wash hand basin, UPVC double glazed window to side aspect. A continuation of half wall tiling and LVT flooring. LED spotlights. Heated towel rail.

Bedroom Two 14'4 x 9'10 (4.37m x 3.00m)



Two UPVC double glazed windows to rear aspect, Radiator.

Bedroom Three 13'4 x 9'5 (4.06m x 2.87m)



Two UPVC double glazed windows to the front aspect, Radiator.

Bedroom Four 10'2 x 9'10 (3.10m x 3.00m)



UPVC double glazed window to rear aspect. Radiator.

Bathroom 8'8 x 7'5 (2.64m x 2.26m)



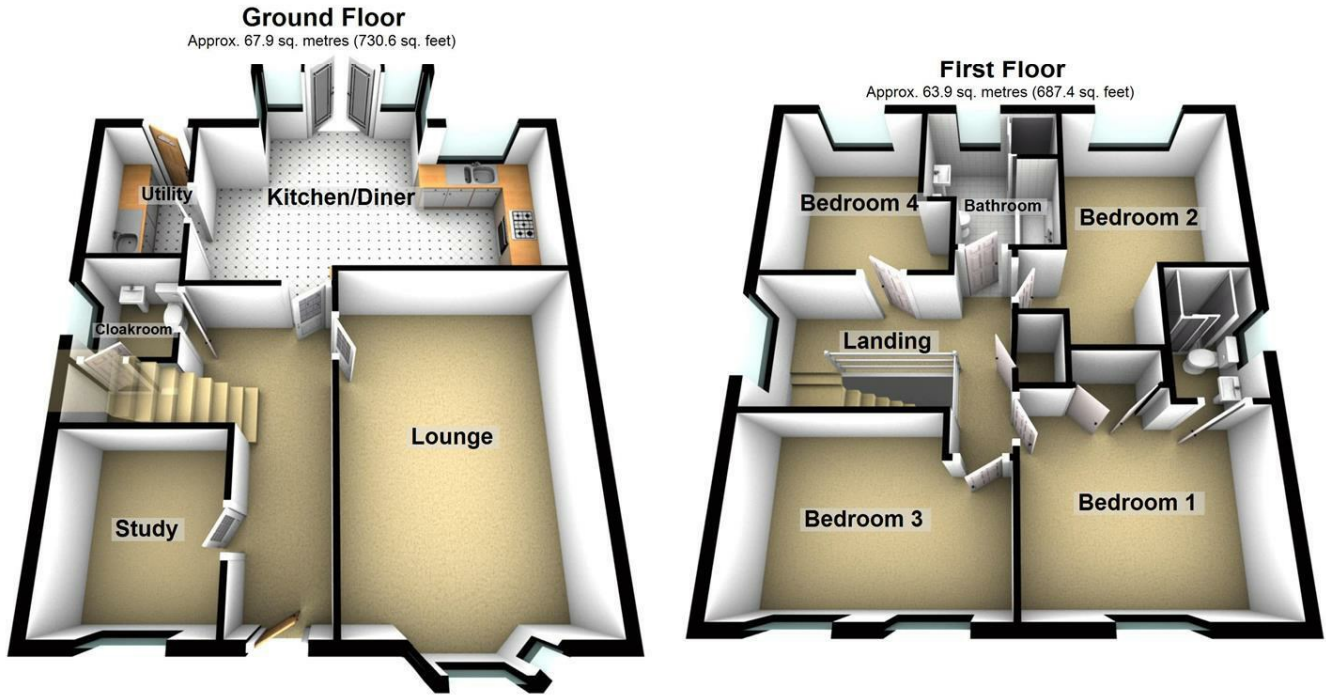
Comprising: Panelled bat with mixer tap, shower enclosure with feature tiling, low level WC and wash hand basin, UPVC double glazed A continuation of 1/2 wall tiling and LVT flooring. Heated towel rail.

Outside



The property benefits from a lawned and planted front garden area with pathway to front door. There is a tandem driveway to the side providing access to the larger than average single garage with up and over door, having power and light. There is also a pedestrian access gate in to the rear garden. The rear garden has a paved patio seating area with the majority of the rear garden being laid to lawn and is fully enclosed.

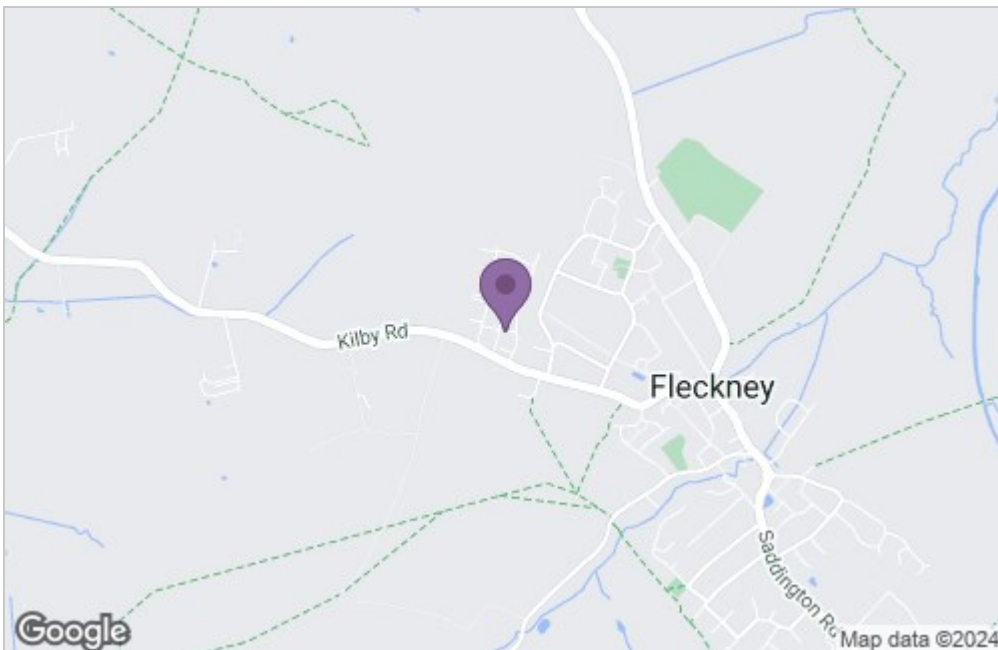
Floor Plan



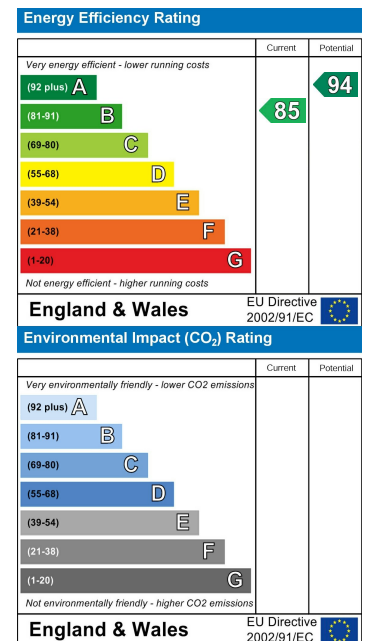
Total area: approx. 131.7 sq. metres (1418.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise