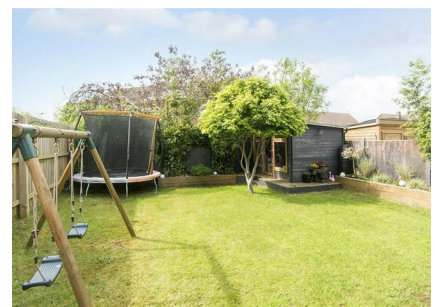


33 Western Avenue, Fleckney, LE8 8BS



£325,000

Welcome to this stunning detached house located on Western Avenue in the village of Fleckney.

Upon entering, you are greeted by a beautifully presented interior boasting one reception room, bedrooms, and two modern fitted bathrooms, including the downstairs WC.

One of the highlights of this property is the bespoke high-end kitchen, ideal for those who love to cook and entertain. The kitchen is sure to impress even the most discerning chef with its great selection of appliances and stylish open plan design.

Situated within walking distance to shops, this home offers convenience and accessibility to everyday amenities. Additionally, parking will never be an issue with space for multiple vehicles, making hosting gatherings or having multiple cars a breeze. The garage has also been partially converted to provide a great extra space ideal as a home office or workshop!

Overall, this immaculately presented home on Western Avenue is a rare find, offering a perfect blend of luxury, comfort, and convenience!

Service without compromise

Entrance Hall 7'5 x 5'11 (2.26m x 1.80m)



Accessed via a double glazed front door. UPVC double glazed full length feature window to front aspect. Doors off to: Lounge and WC. Stairs rising to: First floor. Tiled flooring. Built-in coat cupboard. Telephone point. Radiator.

WC 5'9 x 3'7 (1.75m x 1.09m)



Comprising: Low level WC and compact wash hand basin. High level double glazed window to side aspect. Floor tiling and feature wall tiling. Radiator.

Lounge 15'3 x 11'9 (4.65m x 3.58m)



UPVC double glazed window to front aspect. Feature fireplace with oak mantle. TV point. Radiator. Oak steps down to:

Kitchen/Diner 18'9 x 10'9 (5.72m x 3.28m)



The bespoke fitted kitchen offers a variety of base, wall and pantry style units with a 'Granite' worktop over and inset stainless steel sink. There are two high level single fan assisted ovens, ceramic induction hob, extractor, fully integrated fridge/freezer and dishwasher with space and plumbing for a freestanding washing behind cabinet door.

Kitchen Area



UPVC double glazed door out to: Garden/side passage. UPVC double glazed window to rear aspect. Tiled flooring. Under stairs cupboard.

Dining Area



UPVC double glazed 'French' doors into: Conservatory. Tiled flooring. Radiator.

Conservatory 10'6 x 9'5 (3.20m x 2.87m)



UPVC and double glazed having 'French' doors out to: Garden. Wooden laminate flooring. TV point. Radiator.

Landing



Doors off to: Bedrooms and bathroom. High level UPVC double glazed window to side aspect. Oak and glass balustrade. Airing cupboard. Loft hatch access.

Bedroom One 11'8 11'6 (3.56m 3.51m)



UPVC double glazed window to front aspect. A selection of built-in wardrobes and drawer units. Radiator.

Bedroom Two 11'6 x 8'8 (3.51m x 2.64m)



UPVC double glazed window to rear aspect. Bespoke built-in wardrobes with drawer units. TV point. Radiator.

Bedroom Three 7'0 x 6'11 (2.13m x 2.11m)



UPVC double glazed window to front aspect. Radiator.

Bathroom 7'5 x 5'5 (2.26m x 1.65m)



Comprising: 'P' Shaped bath with shower over, low level WC and wash hand basin over a fitted vanity unit. High level UPVC double glazed window to rear aspect. Mirrored wall mounted cabinets. Feature floor and wall tiling. LED spotlights. Chrome heated towel rail.

Outside



The property benefits from generous frontage providing

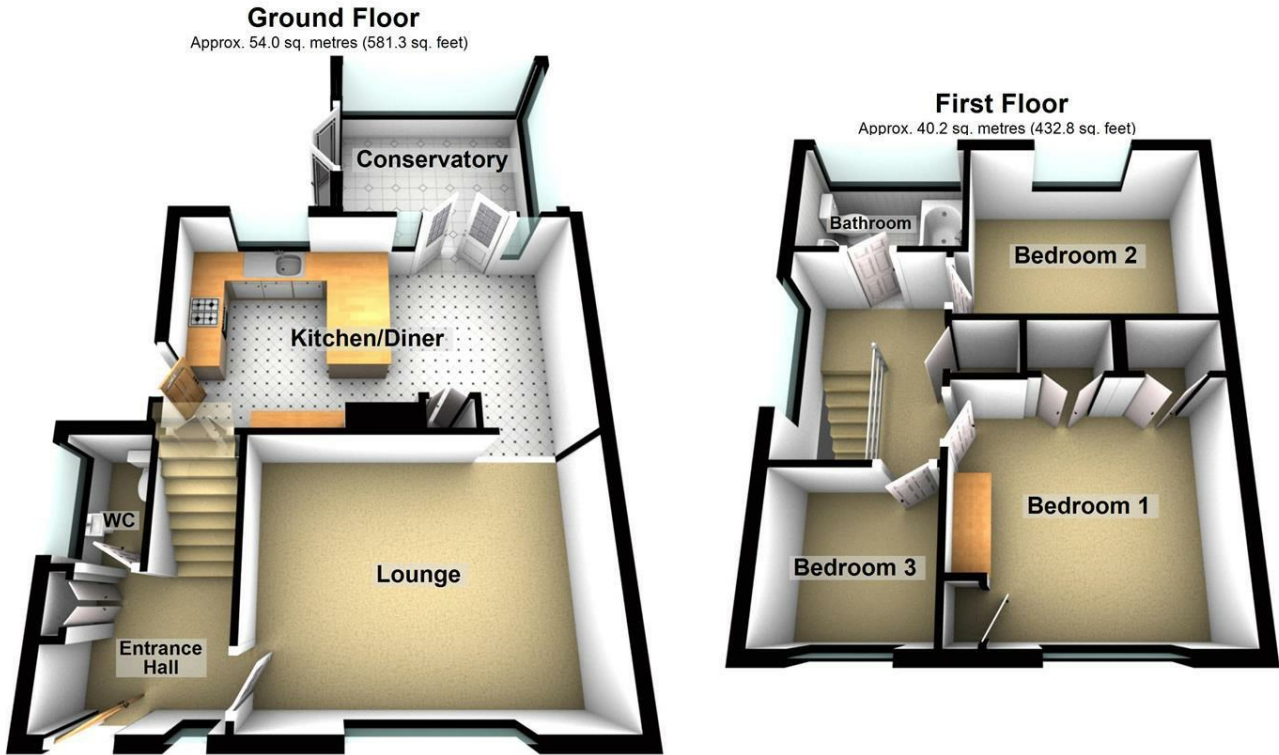
off road parking for multiple vehicles on the block paved driveway. There is a well tended lawn, raised sleeper planters, bin store and side pedestrian access to the rear through the covered porch. The rear garden is off a good size having a patio seating area, lawn and raised sleeper planted borders. There is also a handy wooden shed ideal for garden tool storage.

Garage/Office/Workshop



This great additional space has been converted into a fully insulated space having power and light. The garage can be accessed via a pedestrian door via the covered porch and also has an internal door through to the front storage area with tri-folding doors to the driveway. This is a great home office, workshop or store with the opportunity to be converted back into a fully operational garage if required.

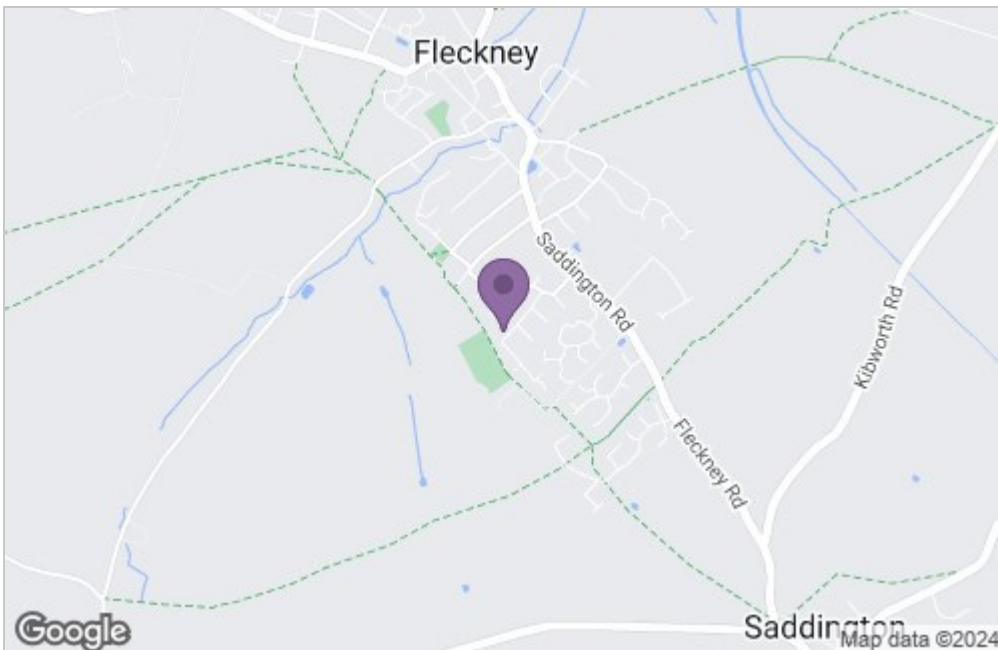
Floor Plan



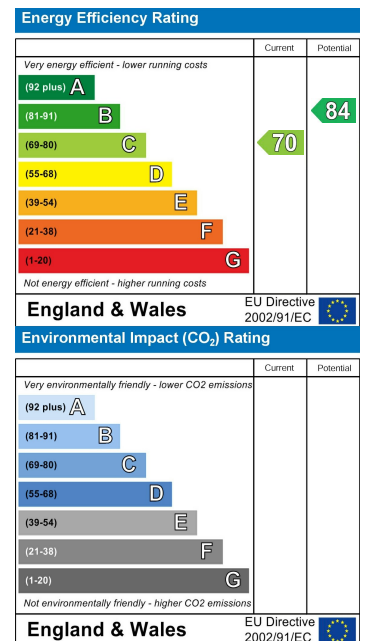
Total area: approx. 94.2 sq. metres (1014.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise