

9 Forge Close, Fleckney, LE8 8DA



£160,000

Welcome to a quarter house located on Forge Close in the convenient village of Fleckney. This great house is perfect for first-time buyers looking to step onto the property ladder or savvy investors seeking a promising opportunity. Situated within walking distance to amenities, this home offers convenience at your doorstep. The absence of a chain means a smooth and hassle-free transaction, allowing you to make this property your own without delays. One of the highlights of this property is the garden, providing a tranquil outdoor space for relaxation or entertaining guests. The interior is neutrally decorated throughout, offering a blank canvas for you to unleash your creativity and personal style. Contact us today to arrange a viewing and take the first step towards making this house your new home.

Service without compromise

Lounge 14'8 x 9'3 (4.47m x 2.82m)



Accessed via a double glazed wooden framed front door. Double glazed window to front aspect. Storage cupboard housing boiler. TV and telephone point. Radiator. Opening through to:

Kitchen/Breakfast 14'8 x 5'8 (4.47m x 1.73m)



Having a selection of fitted base and wall units with a laminate worktop over and a single bowl composite sink with drainer. There is a freestanding gas top cooker, space and plumbing for a freestanding washing machine with a further space for a freestanding fridge/freezer. There is a double glazed window to the side aspect, vinyl flooring, under stairs cupboard and radiator.

Landing



Doors off to: Bedroom and bathroom. Airing cupboard housing hot water tank. Loft hatch access.

Bedroom 14'8 x 8'9 (4.47m x 2.67m)



Two double glazed windows to front aspect. Radiator.

Bathroom 8'3 x 6'2 (2.51m x 1.88m)



Comprising: Panelled bath with electric power shower over, low level WC and wash hand basin. Double glazed window to side aspect. Vinyl flooring and wall tiling. Extractor. Shaver socket. Radiator.

Outside

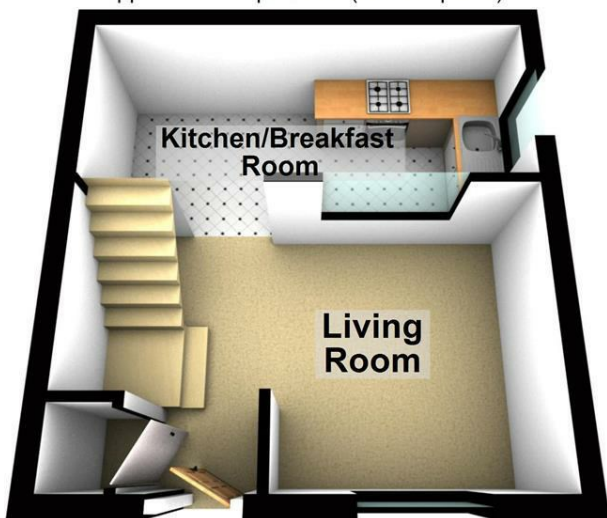


The property benefits from a low maintenance front garden being laid to lawn and pathway to front door. There are two allocated parking spaces a few metres from the property with access to the fully enclosed garden. The garden is sun filled for the most of the day having a decked seating area and lawn.

Floor Plan

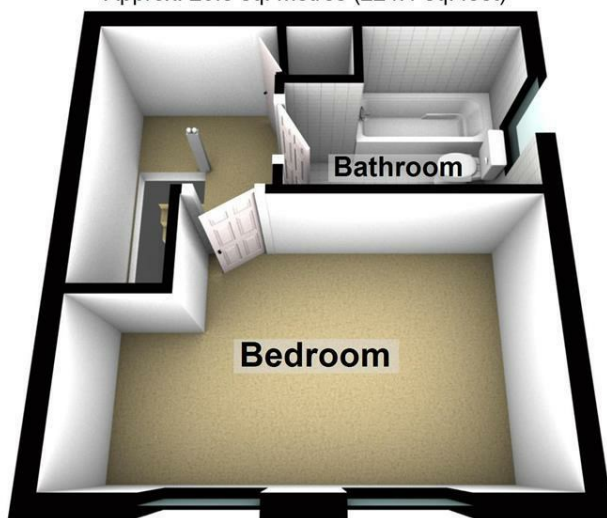
Ground Floor

Approx. 20.8 sq. metres (224.1 sq. feet)



First Floor

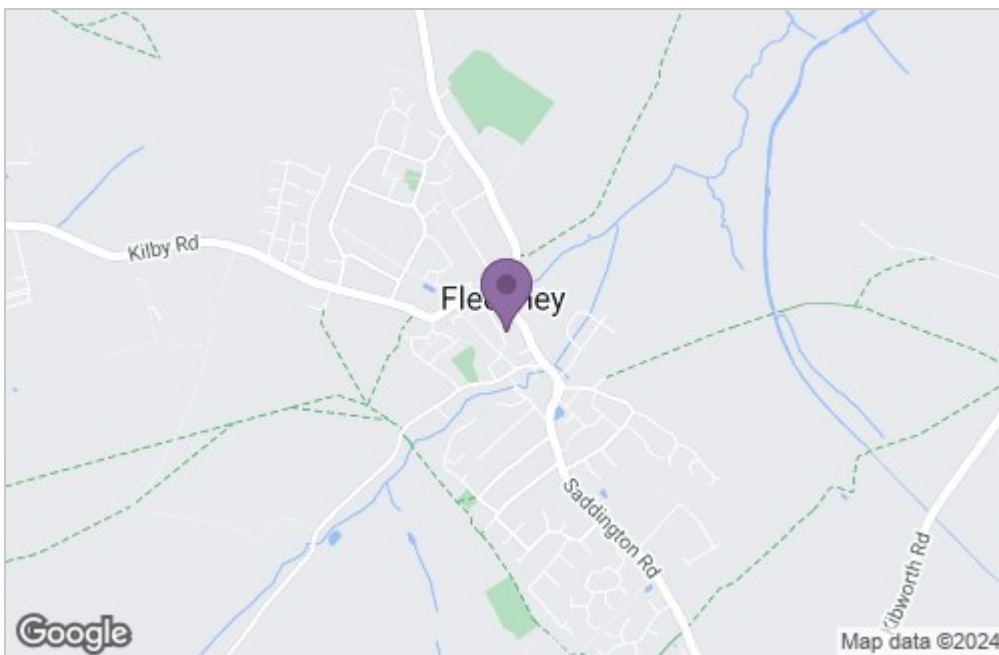
Approx. 20.8 sq. metres (224.1 sq. feet)



Total area: approx. 41.6 sq. metres (448.2 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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