

## 56 Leicester Road, Fleckney, LE8 8BF



**£350,000**

Welcome to Leicester Road, Fleckney - a highly convenient location for this delightful chalet-style detached property within walking distance of local amenities and well placed for major road and rail links close by.

This property boasts deceptively spacious living, offering a generous 1,500 sq ft of accommodation for you to make your own. The two reception rooms provide versatility in how you can utilise the space, whether it be for a cosy evening in or a lively gathering with friends. One of the highlights of this property is the south-west facing garden, ideal for soaking up the sun during the warmer months or enjoying a peaceful cup of tea in the fresh air. Imagine having your own little oasis right in your backyard!

What's more, this property comes with the added benefit of 'NO CHAIN', making the buying process smoother and more straightforward for you. Don't miss out on the opportunity to make this charming chalet-style bungalow your own!

*Service without compromise*

**Entrance Hall 25'1 x 6'1 (7.65m x 1.85m)**



Accessed via a double glazed composite front door. Doors off to: Lounge, dining room, kitchen, bedroom and shower room. Wooden laminate flooring. Built-in storage cupboard. Radiator.

**Lounge 16'9 x 11'11 (5.11m x 3.63m)**



Double glazed sliding patio doors into: Conservatory. Feature fireplace with gas point. Wooden laminate flooring. Wall lighting. TV point. 2 x Radiators.

**Conservatory 13'11 x 10'4 (4.24m x 3.15m)**



Having a brick-built base with UPVC double glazed windows and 'French' doors leading out to: Rear garden. Tiled flooring. 2 x Radiators.

**Dining Room 13'5 x 11'2 (4.09m x 3.40m)**



UPVC double glazed window to side aspect. Stairs rising to: First floor. Radiator.

**Breakfast Kitchen 11'11 x 10'11 (3.63m x 3.33m)**



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 ceramic sink with drainer. There is a high level double oven, four ring gas hob, extractor and space with plumbing for a freestanding dishwasher. There is a handy walk-in pantry with space for a food storage and a freestanding fridge/freezer. UPVC double glazed window to rear aspect. Door out to: Covered porch providing access to the utility area. Vinyl flooring. Radiator.

## Utility Area 4'2 x 2'11 (1.27m x 0.89m)

Space and plumbing for a freestanding washing machine with space over for a wall mounted condenser tumble dryer.

## Bedroom One 13'6 x 12'8 (4.11m x 3.86m)



UPVC double glazed bow window to front aspect. A selection of fitted wardrobes and dressing table. TV point. Radiator.

## Downstairs Shower Room 9'7 x 5'11 (2.92m x 1.80m)



Comprising: Double walk-in shower with electric power shower, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to side aspect. Floor and wall tiling throughout. Wall lighting. Radiator.

## First Floor Landing



Doors off to: Bedrooms. 'Velux' window to side aspect. Access to eaves storage.

## Bedroom Two 11'5 x 10'9 (3.48m x 3.28m)



'Velux' window to side aspect. Door to: En-Suite. Built-in cupboard housing boiler and access to eaves storage. TV point. Wall mounted electric heater.

## En-Suite Bathroom 11'5 x 6'3 (3.48m x 1.91m)



Comprising: Panelled bath, low level WC and wash hand basin. 'Velux' window to side aspect. Wall mounted electric heater.

## Bedroom Three 13'6 x 11'9 (4.11m x 3.58m)



'Velux' window to side aspect. Wall mounted electric heater. Telephone point.



## Frontage, Garage & Parking



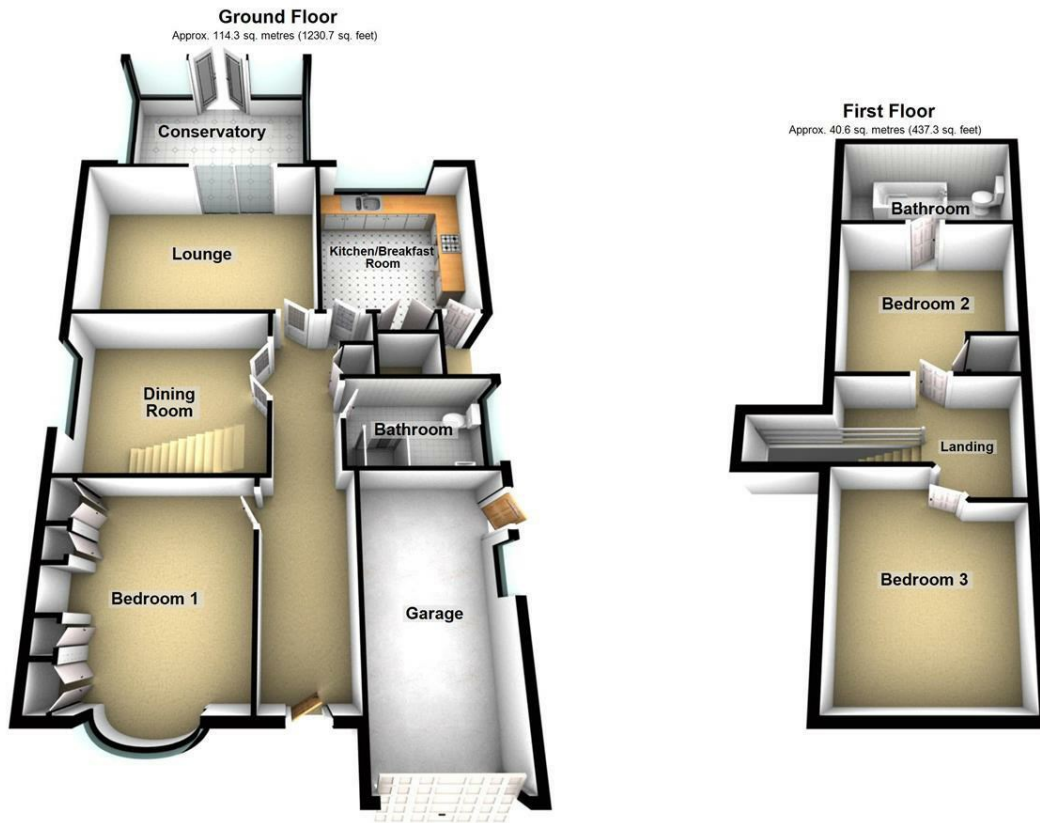
The property is well positioned back from the road having a brick-built wall to the front boundary and mature hedging to the side. There is a large block paved driveway providing ample off road parking for multiple vehicles. The larger than average single garage has an up and over door, power and light with accessible loft storage, a pedestrian door to the side. A pedestrian gate leads from the driveway area to the rear.

## Rear Garden & Rear Aspect



The stunning and extremely private South West facing garden is a great feature of this lovely home. The garden is a great size and true gardeners paradise having a large paved patio seating area, retaining wall planters, steps up to the lawn and a variety of well established planting creating a truly spectacular setting.

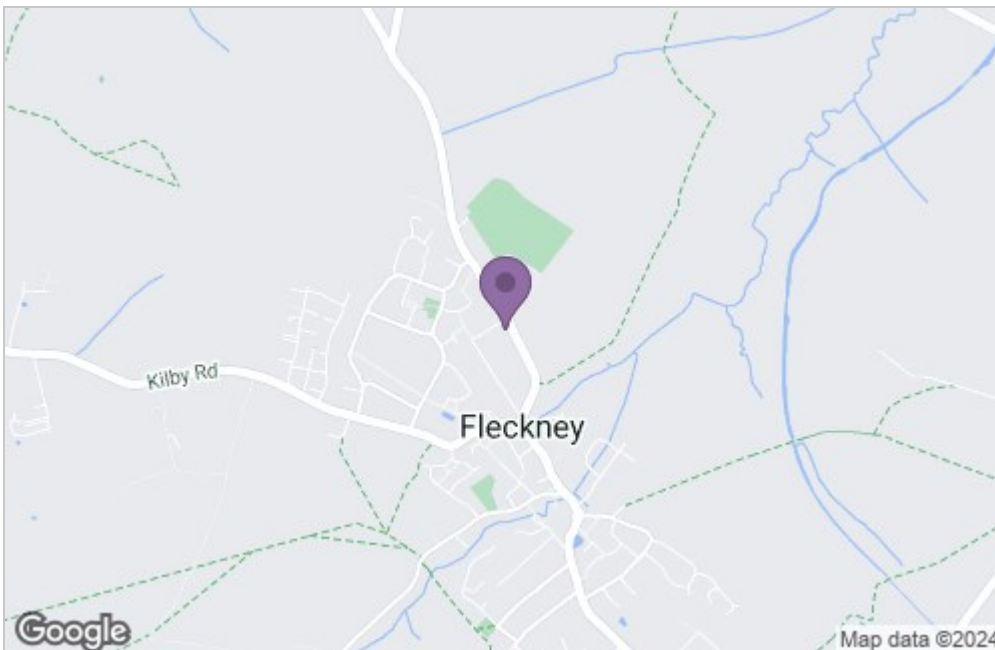
## Floor Plan



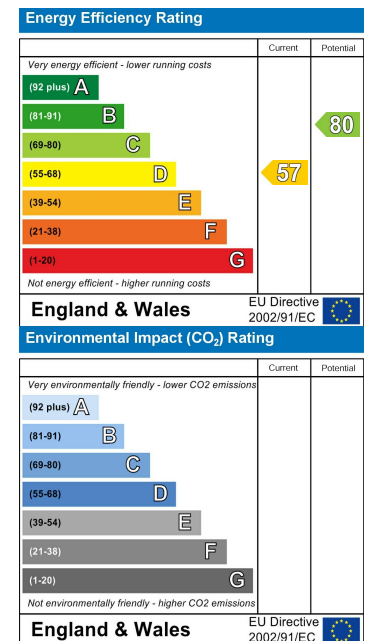
Total area: approx. 155.0 sq. metres (1667.9 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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