

52 Garner Way, Fleckney, LE8 8EJ



Offers Over £230,000

****OPEN HOUSE ON SATURDAY 20TH JULY BETWEEN 13:00-14:00** PLEASE CALL THE OFFICE TO CONFIRM YOUR APPOINTMENT!****

Welcome to this 'David Wilson' built semi-detached house located on Garner Way in the conveniently placed village of Fleckney. This nearly new home boasts a modern design, upgraded fixtures and fittings, wooden shutters and built-in furniture!

As you step inside, you are greeted by a light and bright open plan reception room, perfect for relaxing or entertaining guests with views out over the garden. The modern kitchen has fully integrated appliances make culinary tasks a breeze. The property features two lovely double bedrooms, ideal for a small family or as a guest room/home office, both with built-in wardrobes/storage providing ample storage space. The stylish bathroom with contemporary fittings, ensures a comfortable place to unwind and relax and there is the added bonus of a downstairs WC!

One of the highlights of this property is the landscaped, good sized rear garden, offering a tranquil outdoor space to unwind. Whether you're a nature lover or simply enjoy al fresco dining, this garden is sure to impress! This home is superbly placed for local amenities, major road and rail links, making it a great FTB or investment!

Service without compromise

Entrance Hall 9'9 x 6'8 (2.97m x 2.03m)



Accessed via front door. Doors off to: Lounge, kitchen and WC. Stairs rising to: First floor. 'Kamdean' flooring. Radiator.

Lounge/Diner 14'2 x 12'9 (4.32m x 3.89m)



UPVC double glazed 'French' doors out to: Rear garden. Feature dining area lighting. 'Kamdean' flooring. TV and telephone point. Under stairs storage cupboard. 2 x Radiators.

Kitchen 10'0 x 5'9 (3.05m x 1.75m)



Having a selection of modern fitted base and wall units with a laminate worktop over and single bowl stainless steel sink with drainer. There is a single fan assisted oven, four ring gas hob with extractor over, fully integrated fridge/freezer, washer/dryer and dishwasher. UPVC double glazed window to front aspect with wooden

shutters. 'Kamdean' flooring, under cabinet lighting, plinth electric heater and boiler.

Downstairs WC 5'0 x 3'0 (1.52m x 0.91m)



Comprising: Low level WC and corner wash hand basin. LED spotlights, extractor, 'Kamdean' flooring. Radiator.

Landing



Doors off to: Bedrooms and bathroom.

Bedroom One 12'10 x 8'5 (3.91m x 2.57m)



2 x UPVC double glazed windows to front aspect with

wooden shutters. Built-in cupboard with shelving. Radiator. Loft hatch access.

Bedroom Two 12'10 x 8'3 (3.91m x 2.51m)



2 x UPVC double glazed window to rear aspect with wooden shutters. 2 x double built-in wardrobes. Radiator.

Bathroom 6'2 x 5'10 (1.88m x 1.78m)



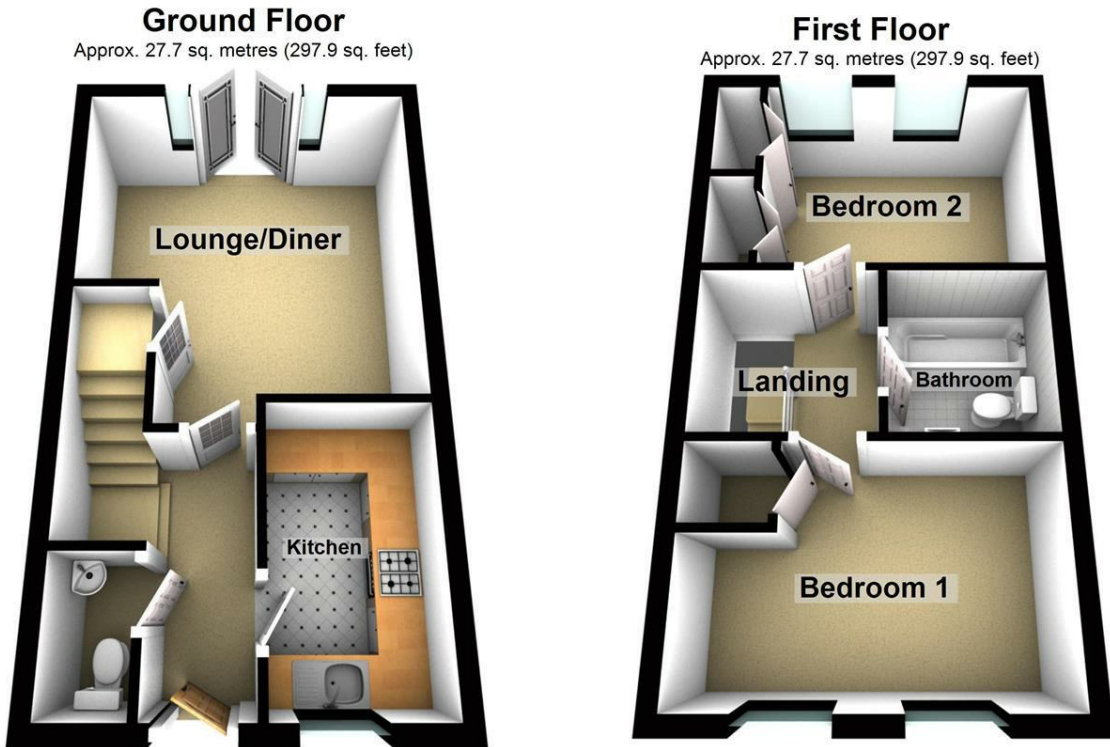
Comprising: Panelled bath with glass shower screen, mixer tap and shower over with feature wall tiling to bath area, low level WC and wash hand basin. There are LED spotlights, an extractor, shaver socket, heated towel rail and 'Kamdean' flooring.

Outside



The property is pleasantly situated overlooking open green space, having two allocated off road parking spaces with visitors parking available. There is also a low maintenance front garden area having a selection of shrubbery and easy to maintain planting. A pedestrian gate to the side provides easy access to the rear garden. The landscaped rear garden is a true delight having a decked seating area, lawn bordered by low maintenance barked planting beds and pathway to a further paved area ideal for a garden shed.

Floor Plan



Total area: approx. 55.3 sq. metres (595.8 sq. feet)

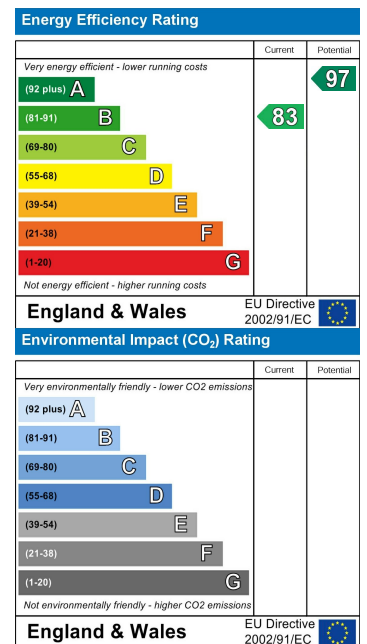
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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