

14 Coleman Road, Fleckney, LE8 8BH



£239,950

Well located in this popular village is this deceptively spacious bungalow having been recently refurbished, redecorated and benefits from a modern kitchen, generously sized lounge and low maintenance rear garden. The accommodation briefly comprises: Entrance hall, lounge/diner, kitchen, two double bedrooms, conservatory and wet room. Outside the rear garden is designed for easy and low maintenance being extremely private. There is off road parking for two cars on the driveway to the front. The property is offered to market with NO CHAIN!

Service without compromise

Entrance Hall



Accessed via opaque double glazed front door. Opaque double glazed window. Base meter cupboard and further storage cupboard. Radiator. Access to loft space

Lounge/Diner 18'4" x 10'11" (5.59 x 3.33)



Radiator. Two television points. Glazed door and picture windows to the conservatory. Multi paned doors to the kitchen and bedroom one.

Kitchen 8'11" x 7'6" (2.72 x 2.31)



Range of modern high gloss fronted base and wall units.

Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring electric hob with extractor fan over. Stainless steel sink and drainer. Space and plumbing for automatic washing machine. Space for upright fridge/freezer. Vinyl flooring. Wall mounted gas fired central heating boiler. Airing cupboard housing lagged hot water tank. Double glazed window to the rear aspect. Opaque double glazed door leading outside.

Conservatory 10'5" x 8'9" (3.18 x 2.67)



UPVC double glazed windows to the rear and side elevations. Tiled flooring. Wall light. Sliding double glazed patio door leading out to the rear garden.

Bedroom One 13'5" x 9'8" (4.09 x 2.95)



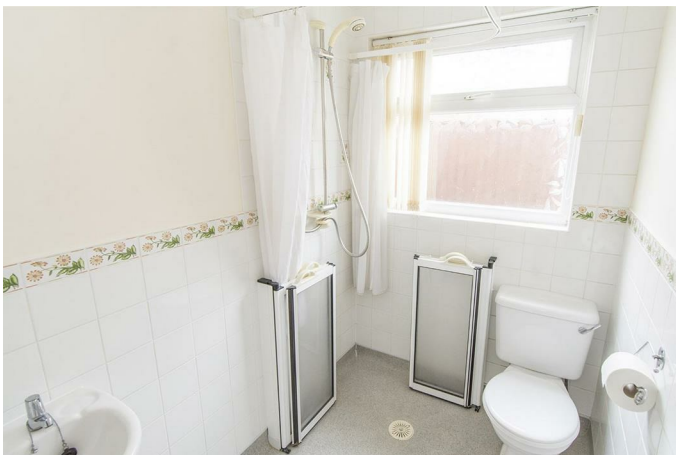
Double glazed window to the front elevation. Radiator. Fitted double wardrobe. Television point.

Bedroom Two 11'10" x 9'1" (3.63 x 2.77)



Double glazed window to the front elevation. Radiator.

Wet Room



Open shower space with electric shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Radiator. Opaque double glazed window.

Outside



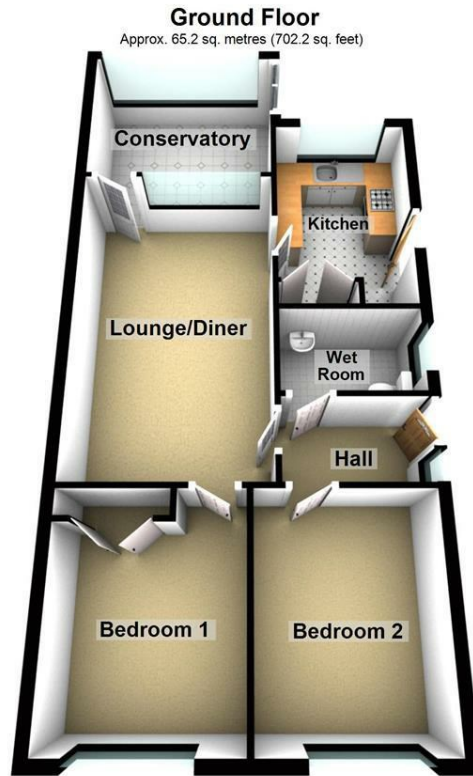
To the front of the property is a tarmacked forecourt providing parking for two cars. There is gated side

pedestrian access to the rear garden. The rear garden has been designed for easy maintenance being mainly block paved with well stocked flower beds and borders. The garden is enclosed by timber lap fencing and there is a timber garden store.

Rear Aspect



Floor Plan

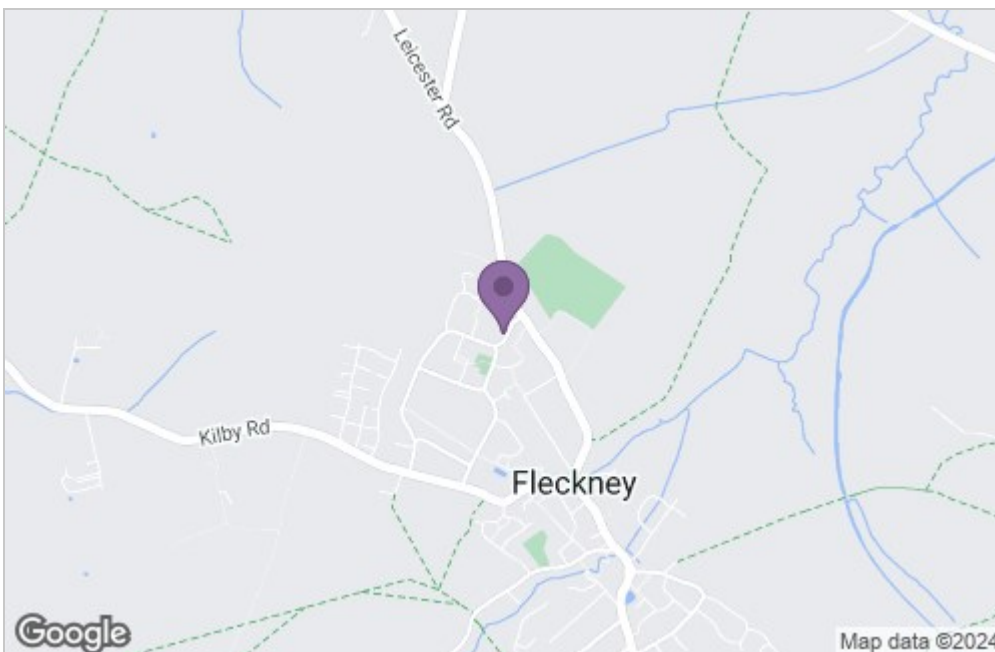


Ground Floor
Approx. 65.2 sq. metres (702.2 sq. feet)

Total area: approx. 65.2 sq. metres (702.2 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

