

## 85 Coleman Road, Fleckney, LE8 8BH



**£350,000**

Situated on a larger than average corner plot in this popular village is this spacious detached family home which has been changed and adapted to now provide versatile modern open plan living. The accommodation comprises: Entrance hall, downstairs WC, study/playroom, open plan lounge/diner and fitted kitchen area, landing, three good sized bedrooms and family bathroom. The private garden is a particular feature and there is off road parking and a useful double garage.

*Service without compromise*

## Entrance Hall



Accessed via light oak front door. Wood effect laminate flooring. Opaque double glazed windows. Radiator. Built in cloaks cupboard. Doors to rooms.

## Cloakroom/WC



Wash hand basin and low level WC. Radiator. Extractor fan. Tiled flooring.

## Study/Playroom 13'5" x 8'3" (4.09m x 2.51m)



Double glazed window to the front and further window to the side elevation. Radiator. Wood effect laminate flooring.

## Living/Dining/Kitchen Area



(Living/Dining/Kitchen Area Photo Two)

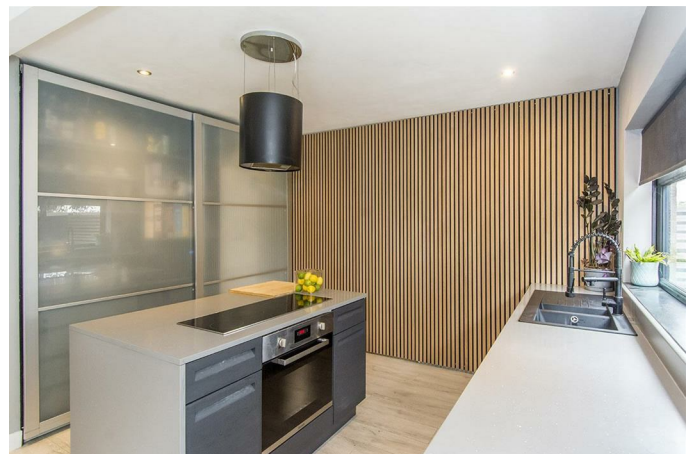


Kitchen Area 13'10" x 9'1" (4.22m x 2.77m)



Range of modern grey timber facing fitted base units. Moulded work surfaces and splash backs. One and a half sink and drainer. Large island unit incorporating base electric oven and four ring electric hob with extractor over, and breakfast bar. Fitted automatic dishwasher and space and plumbing for automatic washing machine. Wide sliding doors open to a recess with space for an upright fridge freezer. Also housing wide drawers, shelving and wall mounted gas fired combination central heating boiler.

(Kitchen Area Photo Two)



**First Floor Landing**

Double glazed window to the side elevation. Access to loft space. Radiator. Doors to rooms.

Living/Dining Area 18'3" x 11'5" (5.56m x 3.48m)



Double glazed French doors opening out to the rear garden. Wood effect laminate flooring. Two radiators. Inset ceiling downlighters. Television point. Opening to:-

Bedroom One 13'6" to face of wardrobes x 11'7"  
(4.11m to face of wardrobes x 3.53m)



Double glazed window to the rear elevation. Fitted wardrobes spanning one wall. Television point. Radiator. Inset ceiling downlighters.

(Bedroom One Photo Two)



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



Double glazed window to the front elevation. Radiator. Inset ceiling downlighters.

(Bedroom Two Photo Two)



## Bedroom Three 8'8" x 7'5" (2.64m x 2.26m)



Double glazed window to the rear elevation. Radiator. Television point. Inset ceiling downlighters.

## Bathroom



Panelled bath with mixer shower attachment. Double shower cubicle with 'Rain' shower fitment. Wash hand basin. Low level WC. Porcelain tiled floor and walls. Heated towel rail. Inset ceiling downlighters. Opaque double glazed window.

## (Bathroom Photo Two)



## Front

To the front of the property is a gravelled forecourt providing parking for several cars. There is access through the garage to the rear garden.

## Rear



The rear garden is wider than average and is laid mainly to lawn with borders. There is a decked patio area, gravelled beds and bbq area. The garden is private being enclosed by timber lap fencing.



(Rear Photo Two)



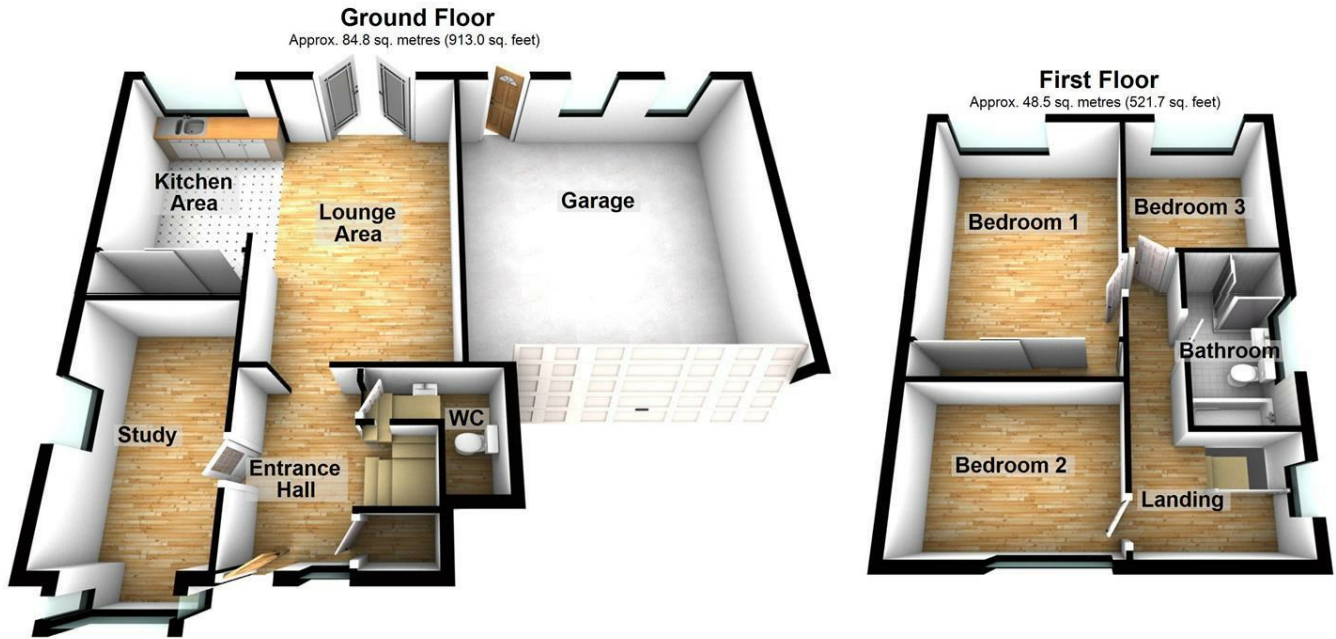
(Rear Photo Three)



**Double Garage 17'6" x 17'8" (5.33m x 5.38m)**

Up and over door. Two windows. Built in engineers work pit. Power and lighting. Personal door to the rear garden.

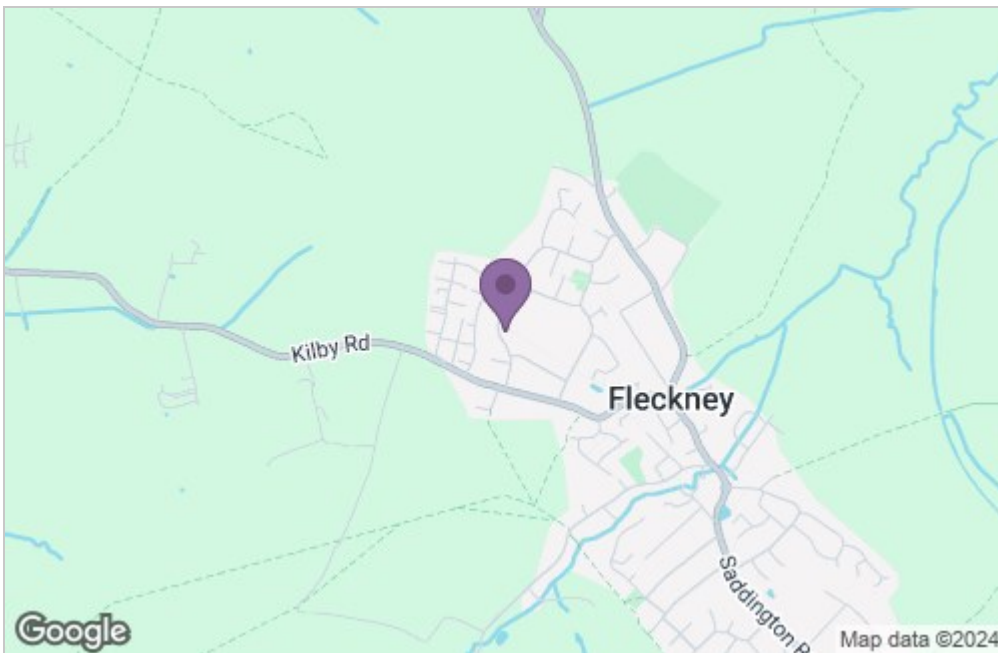
## Floor Plan



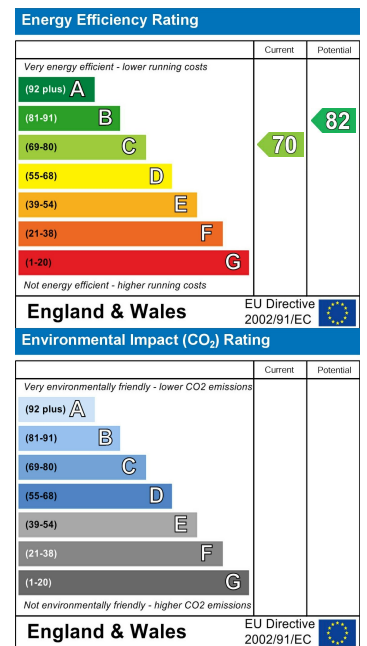
Total area: approx. 133.3 sq. metres (1434.8 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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