

## 19 Garner Way, Fleckney, LE8 8EL



**£235,000**

Welcome to Garner Way, Fleckney - a charming location that could be the perfect setting for your new home or investment opportunity. This nearly new semi-detached house, built in 2022 by David Wilson, offers a modern and stylish living space that is sure to impress. As you step inside, you are greeted by a well appointed entrance hall leading through to a good sized reception room, ideal for relaxing or entertaining guests. The property boasts two double bedrooms, providing comfortable accommodation for individuals, couples, or a small family. With a contemporary main bathroom convenience and comfort are at the forefront of this home. One of the standout features of this property is the off-road parking available for two vehicles, ensuring that you never have to worry about finding a parking space after a long day. The proximity to amenities within walking distance makes daily errands a breeze, while the convenient location near major roads offers easy access to various destinations. Whether you are looking for your first home or considering an investment opportunity, this property ticks all the boxes!

*Service without compromise*



**Entrance Hall 9'8 x 6'8 (2.95m x 2.03m)**



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

**Lounge/Diner 13'2 x 12'9 (4.01m x 3.89m)**



UPVC double glazed 'French' doors with full length double glazed side panels. 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 fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a single fan assisted oven, four ring gas hob, extractor, space for a freestanding fridge/freezer and space with plumbing for a freestanding washing machine. UPVC double glazed window to front aspect. Vinyl flooring. Electric plinth heater.

**WC 4'11 x 3'0 (1.50m x 0.91m)**



Comprising: Low level WC and wash hand basin. Extractor. Vinyl flooring. Radiator.

**Landing**

Doors off to: Bedrooms and bathroom.

**Bedroom One 12'10 x 8'4 (3.91m x 2.54m)**



2 x UPVC double glazed windows to rear aspect. TV point. Radiator.



## Bedroom Two 12'10 x 9'3 (3.91m x 2.82m)



2 x UPVC double glazed windows to front aspect. Built-in cupboard over stairs. Loft hatch access. Radiator.

## Bathroom 6'2 x 5'6 (1.88m x 1.68m)



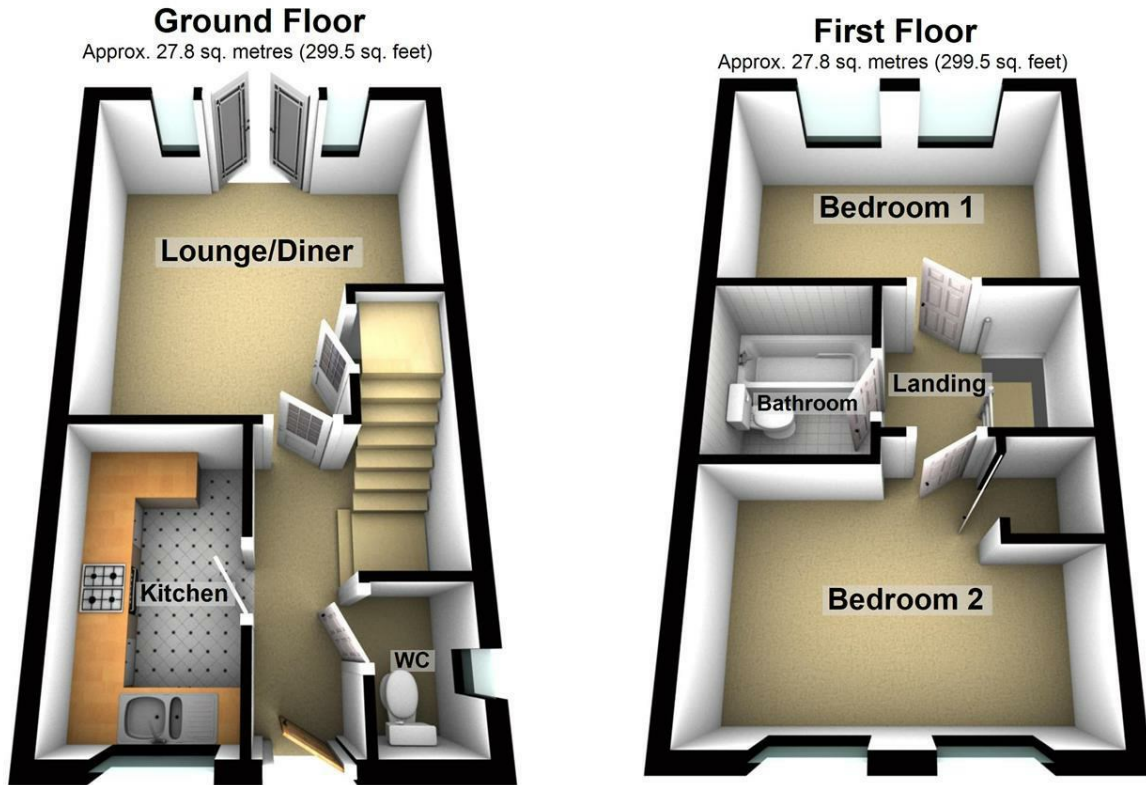
Comprising: Panelled bath with shower over having feature wall tiling, low level WC and wash hand basin. Extractor. Vinyl flooring. Chrome heated towel rail.

## Outside



The property is situated off Garner Way amongst a cluster of only four similar style homes. There are two allocated parking spaces located immediately to the front of the property and a low maintenance garden area. A pedestrian side gate allows access into the rear garden. The good sized and private rear garden has a slate shingle seating area, lawn and raised planters being fully enclosed by lapped wooden fencing.

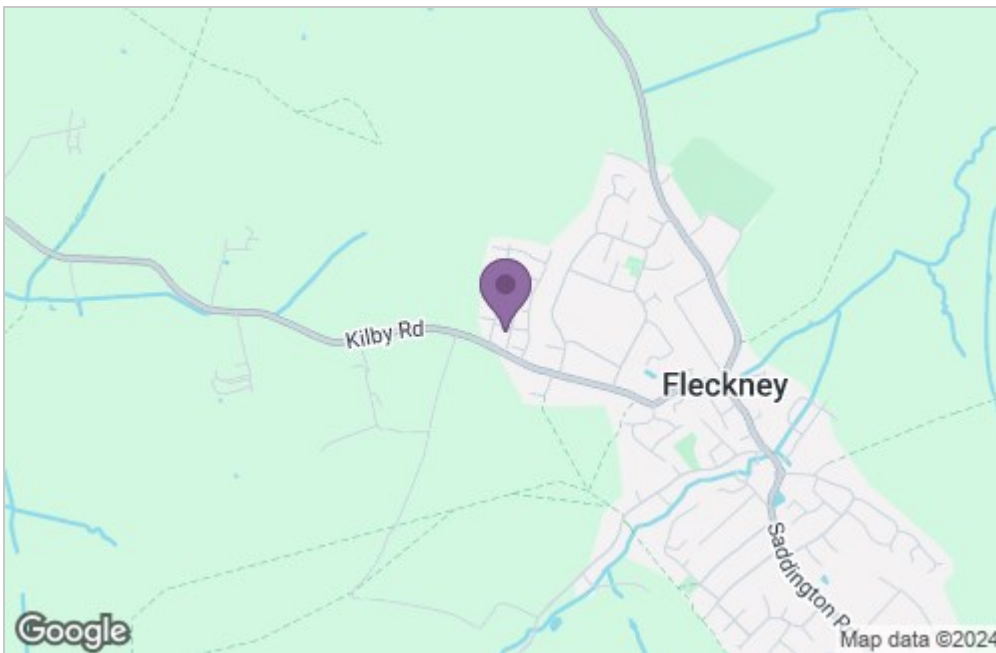
## Floor Plan



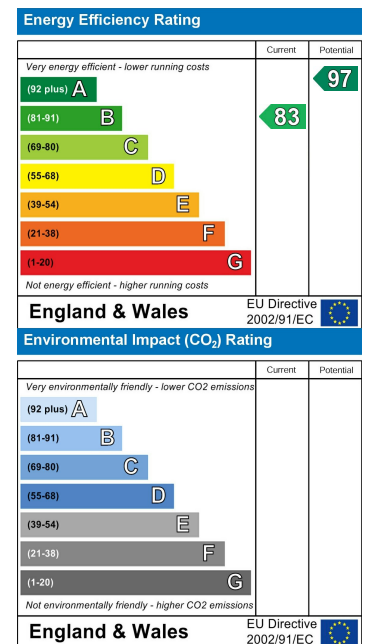
Total area: approx. 55.6 sq. metres (599.0 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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