

## 31 Gladstone Street, Fleckney, LE8 8AH



**£350,000**

AN EXCITING DEVELOPMENT/INVESTOR PROSPECT!

Situated in an established part of this popular village is this two bedroom detached bungalow, requiring modernisation but, set on a good size plot with potential for extension to side and rear.

To the side of the bungalow is a further building plot with outline planning permission granted for a detached dormer bungalow. Further details can be found on [www.harborough.gov.uk/planning/department](http://www.harborough.gov.uk/planning/department) - Ref. no. 24/00296/OUT

EARLY VIEWING IS HIGHLY RECOMMENDED!

*Service without compromise*



## Porch

Accessed via opaque glazed double doors. Opaque glazed door to:-

## Entrance Hall

Access to loft space (partially boarded with drop down ladder). Exposed timber floorboards. Built in storage cupboard. Electric storage heater. Doors to rooms.

## Living Room 15'1" x 12'1" (4.60m x 3.68m)

Double glazed windows to the front and side elevations. Tiled open fireplace. Picture rail. Fitted base storage cupboards. Electric storage heater.

## Kitchen/Breakfast Room 8'10" x 9'11" (2.69m x 3.02m)

Double glazed window to the side elevation. Timber work surface and fitted base unit. Butler sink. Walk in pantry with opaque glazed window and shelving. Space and plumbing for automatic washing machine. Airing cupboard housing lagged hot water tank. Quarry tiled flooring. Opaque glazed door to:-

## Rear Lobby

Double glazed windows to the rear and side elevations. Double glazed door leading outside. Doors to two integral stores.

## Bedroom One 12'2" x 11'11" (3.71m x 3.63m)

Double glazed window to the front elevation. Exposed timber floorboards. Fitted double wardrobe. Electric storage heater.

## Bedroom Two 11'11" x 9'10" (3.63m x 3.00m)

Double glazed window to the rear aspect. Exposed timber floorboards. Electric storage heater. Fitted wardrobe.

## Bathroom

Panelled bath. Pedestal wash hand basin. Low level WC. Opaque double glazed window. Electric bar heater.

## Outside Front

To the front of the property is a small lawn with high hedge screen. To the right side of the property is concreted parking accessed via a 5 bar gate and providing potential for garaging or further extension.

## Outside Rear



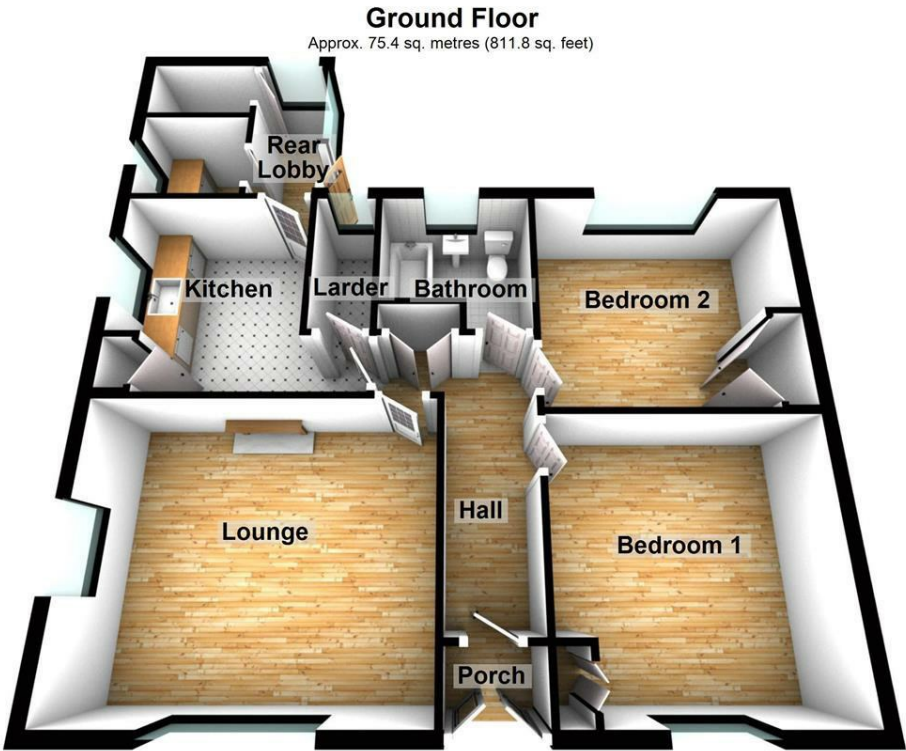
The rear garden is of a good size and private being bordered by high conifers. It is laid mainly to lawn with a paved patio area.

## Building Plot



Approximately 27' wide x 100' long. Outline planning permission has been granted for a two bedroom dormer detached home with parking and a good size garden. Further details available upon request.

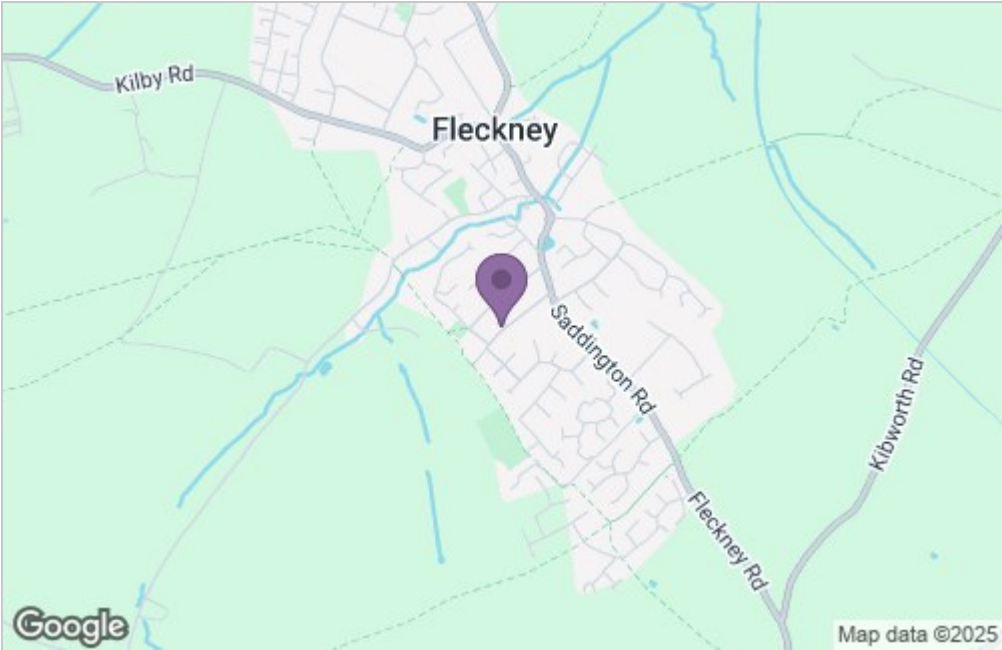
Floor Plan



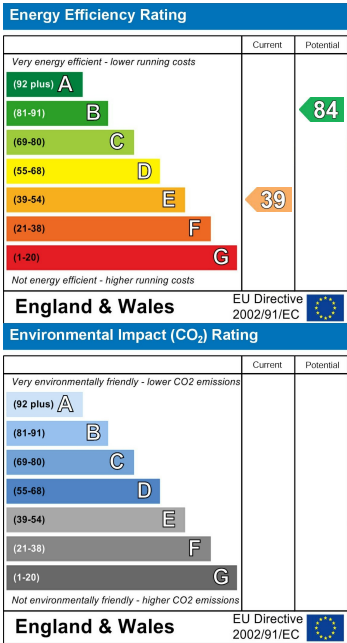
Total area: approx. 75.4 sq. metres (811.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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