

31a Kilby Road, Fleckney, LE8 8BL



Offers Over £250,000

Situated on Kilby Road in the conveniently placed village of Fleckney, this semi-detached bungalow presents a wonderful opportunity for those seeking a project to make their own. With a generous living space of 688 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking to downsize. The bungalow features a comfortable reception room, perfect for relaxing or entertaining guests. The bathroom, while functional, offers the potential for modernisation to suit your personal taste. The property is set on a large corner plot, providing ample outdoor space for gardening or leisure activities, and it comes with the added benefit of parking for up to three vehicles. Built in 1965, this home requires updating throughout, allowing you to infuse your style and preferences into every corner. Additionally, there is scope for extension, subject to planning permission, which could further enhance the living space and value of the property. One of the standout features of this bungalow is that it is offered with no onward chain, making the purchasing process smoother and more straightforward. Whether you are a first-time buyer, a growing family, or an investor, this property presents a fantastic opportunity to create a lovely home in a great location.

Entrance Hall



Accessed via front door. Doors off to: All rooms. Loft hatch access. Airing/storage cupboard. Telephone point. Radiator.

Lounge 12'10 x 10'11 (3.91m x 3.33m)



Double glazed sliding patio doors out to: Rear garden. Open fireplace. TV point. Radiator.

Breakfast Kitchen 12'3 x 8'11 (3.73m x 2.72m)



Having a selection of fitted base and wall mounted units with a laminate worktop over and a single bowl stainless

steel sink with drainer. There is space for a freestanding electric oven, space for an under counter fridge/freezer and space with plumbing for a freestanding washing machine. Door out to: Rear garden. UPVC double glazed window to rear and side aspects. Tiled flooring. Radiator. Boiler.

Bedroom One 12'3 x 12'0 (3.73m x 3.66m)



UPVC double glazed window to front aspect. Built-in wardrobe. Radiator.

Bedroom Two 10'11 x 10'11 (3.33m x 3.33m)



UPVC double glazed window to front aspect. Built-in wardrobes and dressing table. Radiator.

Bedroom Three 6'11 x 6'5 (2.11m x 1.96m)



UPVC double glazed window to side aspect. Wooden floorboards. Telephone point. Radiator.

Bathroom 5'6 x 5'3 (1.68m x 1.60m)



Comprising: Bath with electric shower over, low level WC and wash hand basin. UPVC double glazed window to side aspect. Tiling to walls and bath area. Vinyl flooring. Radiator.

Outside



The property is situated on a generous corner plot within walking distance of the village centre and local amenities. Neatly set back from the road with a well tended front

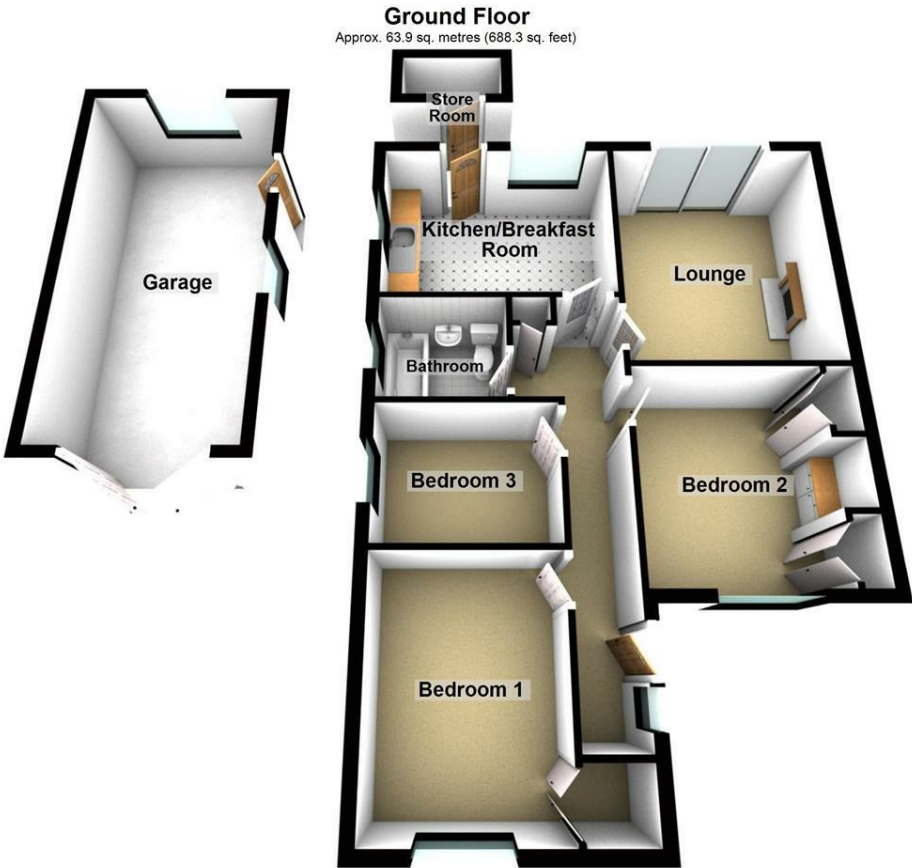
garden with established borders, lawn and pathway to front door. A further pathway leads round to the side and back of the property. The modest and manageable rear garden has a paved patio, lawn and handy brick-built outhouse benefitting from power and light.

Garage 21'0 x 10'5 (6.40m x 3.18m)



The larger than average detached garage has double wooden doors, side pedestrian door and window to side aspect. There is power and light.

Floor Plan

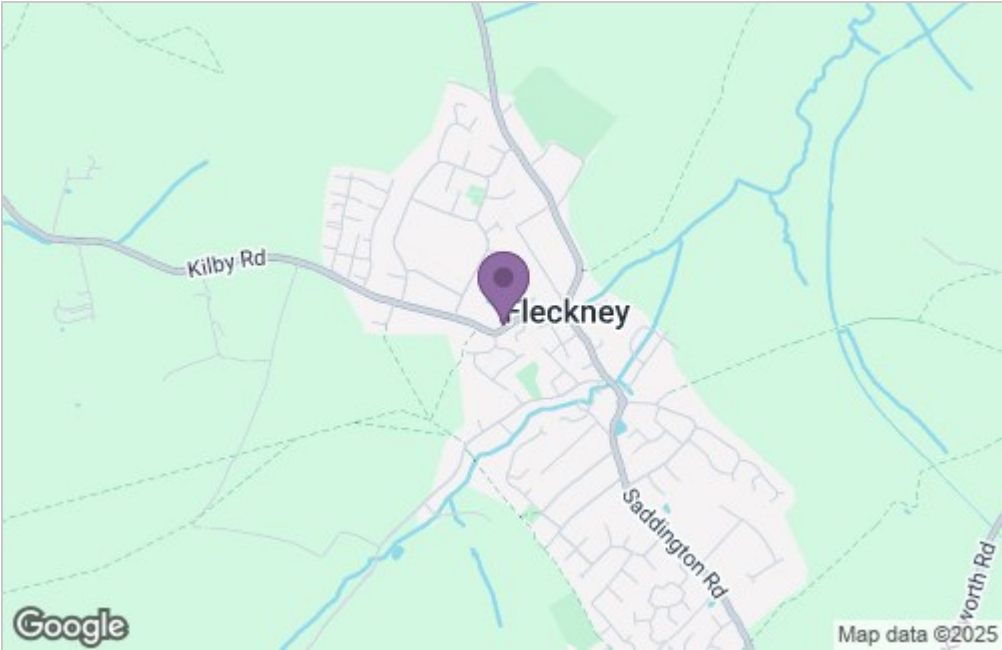


Total area: approx. 85.6 sq. metres (921.5 sq. feet)

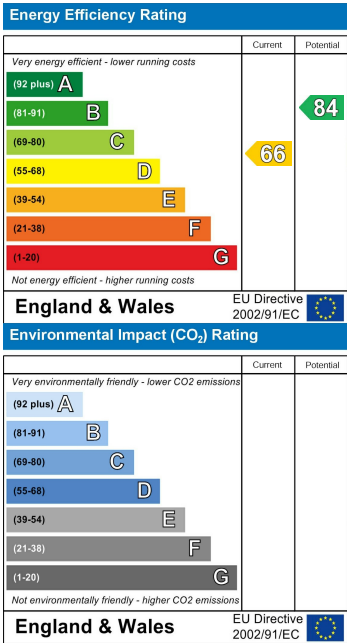
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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