

16 Heycock Close, Fleckney, LE8 8UH



£375,000

A substantial and well presented detached family home well situated on a larger than average plot in this popular village. The gas centrally heated and double glazed accommodation comprises: Entrance hall, downstairs WC, lounge and separate dining room, conservatory, fitted kitchen/breakfast room, utility room, landing, four bedrooms, en-suite shower room and family bathroom.

Outside there are front and rear well stocked gardens, parking for up to four cars and a detached double garage.

Service without compromise

Entrance Hall



Entered via composite double-glazed front door. Stairs rising to first floor with under-stairs storage space. Radiator. Security alarm system. Telephone point. Doors to rooms.

Downstairs WC



Wash hand basin with fitted base vanity unit. Low-level WC. Radiator. Wood effect tiled flooring. Opaque double-glazed window.

Lounge 16'5" x 11'4" (5.00m x 3.45m)



Feature cast iron wood-burning stove. Sliding double-glazed patio doors to garden. Radiator. Door to dining room.

(Lounge Photo Two)



Dining Room 12'4" x 9'8" (3.76m x 2.95m)



Double-glazed French doors to conservatory. Radiator.
(Dining Room Photo Two)



Conservatory 12'0" x 12'0" (3.66m x 3.66m)



UPVC double-glazed with pitched roof. Wood laminate flooring. Double-glazed French doors leading out to rear garden.

Kitchen / Breakfast Room 12'11" x 7'11" (3.94m x 2.41m)



Range of modern fitted base and wall units. Laminated work-surfaces and complementary splash-backs. Fitted gas range cooker. Fitted automatic dishwasher. One and a half sink and drainer. Ceramic tiled flooring. Stainless steel extractor hood. Radiator. Door to dining room. Door to utility room. Two leaded double-glazed windows to front elevation.

(Kitchen / Breakfast Room Photo Two)



(Kitchen / Breakfast Room Photo Three)



Utility Room 8'0" x 4'6" (2.44m x 1.37m)



Double-glazed door leading outside. Double-glazed window to front elevation. Space and plumbing for automatic washing machine. Gas-fired central heating boiler. Stainless steel single sink and drainer. UPVC 1/2 glazed door to side elevation.

Landing

Leaded double-glazed window. Airing cupboard housing lagged hot water tank. Access to loft space. Doors to rooms.

Bedroom One 11'11" x 10'0" (3.63m x 3.05m)



Leaded double-glazed window to rear elevation. Radiator. Built-in wardrobe. Telephone point. Door to en-suite shower room.

(Bedroom One Photo Two)



En-Suite



Tiled shower cubicle with mains shower fitment. Wash hand basin with base vanity unit. Low-level WC. Complementary tiling. Under-floor heating. Heated towel rail. Opaque leaded double-glazed window.

Bedroom Two 11'5" x 8'8" (3.48m x 2.64m)



Double-glazed window to rear elevation. Radiator.

(Bedroom Two Photo Two)

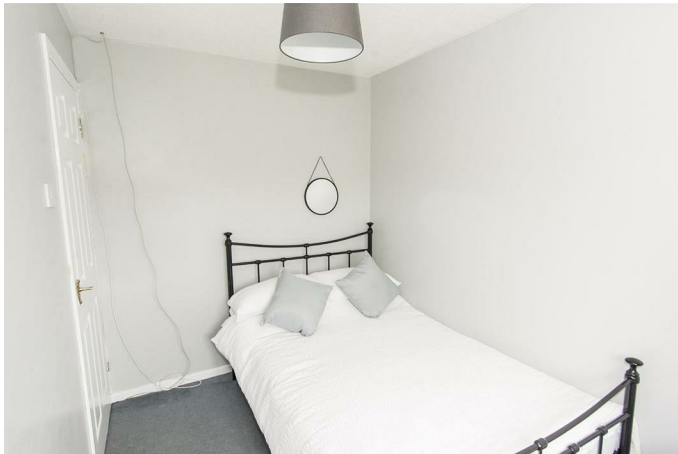


Bedroom Three 8'9" x 7'2" (2.67m x 2.18m)



Leaded double-glazed window to rear elevation. Radiator.

(Bedroom Three Photo Two)

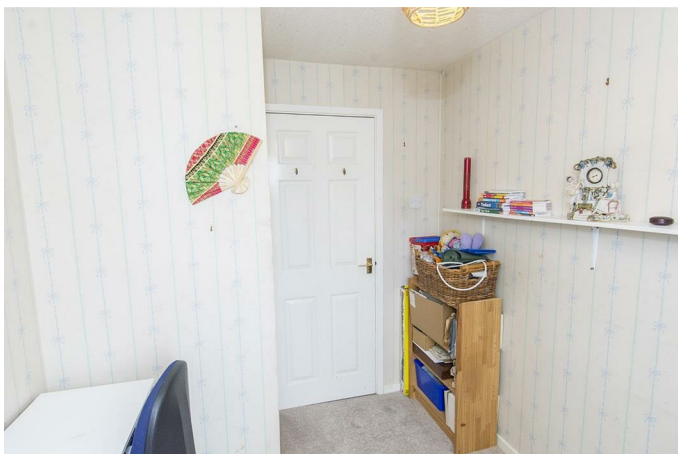


Bedroom Four 10'10" x 6'9" (3.30m x 2.06m)



Leaded double-glazed window to front elevation. Radiator.

(Bedroom Four Photo Two)



Bathroom



Panelled bath with mains rain shower fitment over. Pedestal wash hand basin. Low-level WC. Complementary tiling. Heated towel rail. Wall light. Opaque leaded double-glazed window.

Front

Tarmac forecourt providing parking for four cars. Side gated pedestrian access to rear garden.

Double Garage 16'8" x 16'9" (5.08m x 5.11m)



Two double vehicle access doors. Power and light connected.

Rear Garden



Laid mainly to lawn with a paved patio area and timber lap fencing.

(Rear Garden Photo Two)



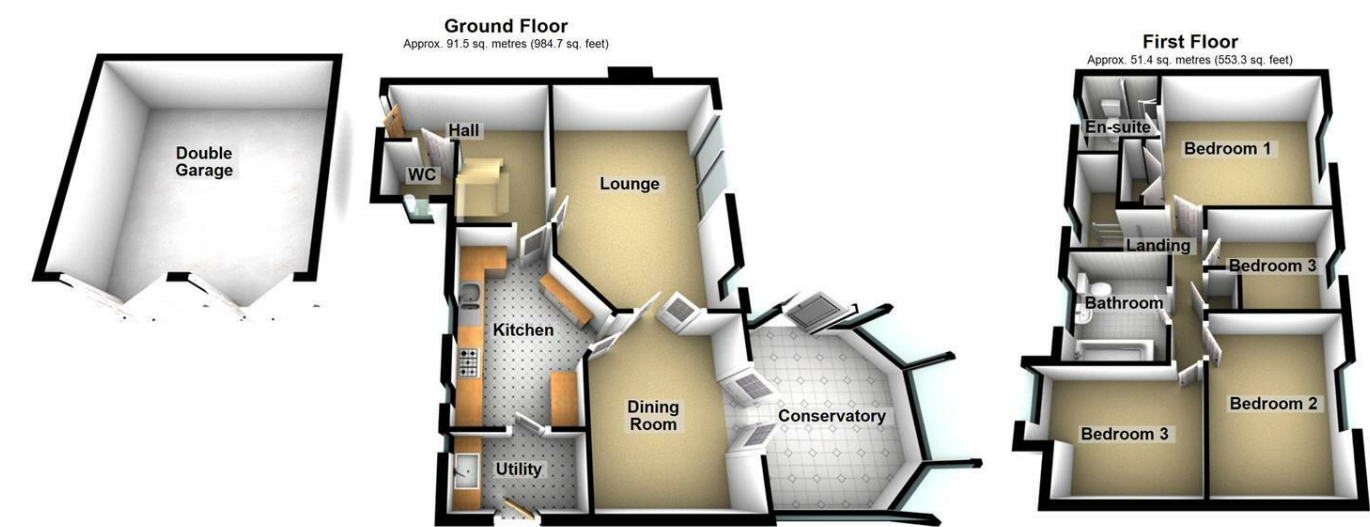
(Rear Garden Photo Three)



(Rear Aspect Photo)



Floor Plan

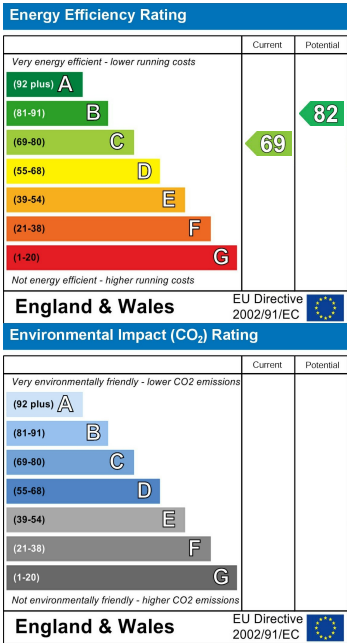


Total area: approx. 142.9 sq. metres (1538.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise