

7 Byron Close, Fleckney, LE8 8TU



Offers Over £300,000

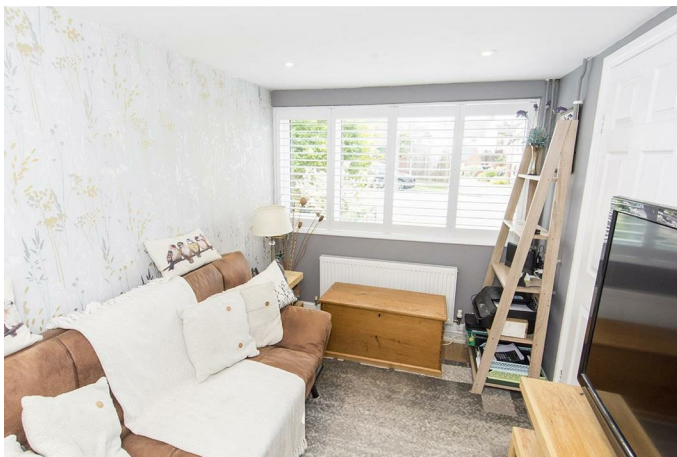
Favourably situated at the end of a cul de sac close to the duck pond and the centre of this popular village is this immaculately presented detached family home. The gas centrally heated and double glazed accommodation comprises: Entrance hall, downstairs study/bedroom four, utility room/WC, lounge, modern fitted kitchen/breakfast room, conservatory, landing, three further bedrooms and shower room. There are also well stocked and private gardens and off road parking for two or three cars.

Entrance Hall



Accessed via opaque double-glazed front door. Radiator. Oak flooring. Doors to lounge and study/bedroom four.

Study/Bedroom Four 11'3" x 7'4" (3.43m x 2.24m)



Double-glazed shuttered window to front elevation. Radiator. Oak flooring. Door to utility room/WC.

(Study/Bedroom Four Photo Two)



Utility Room/WC 7'4" x 4'9" (2.24m x 1.45m)



Laminated work-surface and complementary tiling. Space and plumbing for automatic washing machine. Wash hand basin. Low-level WC. Laminate flooring. Extractor fan.

Lounge 16'11" x 11'11" (5.16m x 3.63m)



Double-glazed shuttered window to front elevation. Feature cast iron wood-burning stove. Radiator. Stairs rising to first floor. Four wall lights. Oak flooring. Television point. Archway through to kitchen/breakfast room.

(Lounge Photo Two)



Kitchen/Breakfast Room 16'10" x 10'6" (5.13m x 3.20m)



Sliding double-glazed patio doors to conservatory. Double-glazed window to rear aspect. Modern range of grey facing high-gloss units with fitted appliances to include a double oven, fridge-freezer, gas hob, extractor fan and automatic dishwasher. Solid timber work-surfaces with complementary tiled splash-backs, also forming a breakfast bar. Oak flooring to dining area. Tiled flooring to kitchen area. Radiator. Stainless steel one and a half sink and drainer. Opaque double-glazed door leading outside.

(Kitchen/Breakfast Room Photo Two)



(Kitchen Area Photo)



(Kitchen Area Photo Two)



Conservatory 11'0" x 8'7" (3.35m x 2.62m)



UPVC double-glazed conservatory with French doors opening out to rear garden. Wood laminate flooring.

Landing

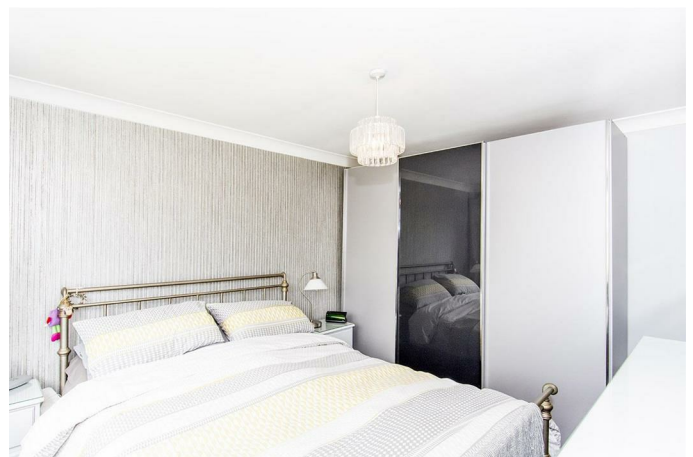
Timber balustrade. Opaque double-glazed window. Access to loft space. Airing cupboard housing gas-fired combination boiler.

Bedroom One 11'7" x 9'9" (3.53m x 2.97m)



Double-glazed window to front elevation. Radiator.

(Bedroom One Photo Two)



Bedroom Two 11'2" max x 11'8" (3.40m max x 3.56m)



Double-glazed window to rear elevation. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 7'8" x 6'10" (2.34m x 2.08m)



Double-glazed window to front elevation. Radiator.

(Bedroom Three Photo Two)



Shower Room



Double shower cubicle with mains rain shower fitment. Wash hand basin. Low-level WC. Complementary tiling. Heated towel rail. Opaque double-glazed window.

(Shower Room Photo Two)



Front



Block paved parking for two/three cars. Hedging to front and side. Outside lighting. Gated side pedestrian access to rear garden.

Rear



Landscaped with a lawned area, raised flower beds with herbaceous borders and mature acers. Paved patio area. Further block paved area. Timber garden store and log store. Enclosed by timber lap fencing.

(Rear Photo Two)





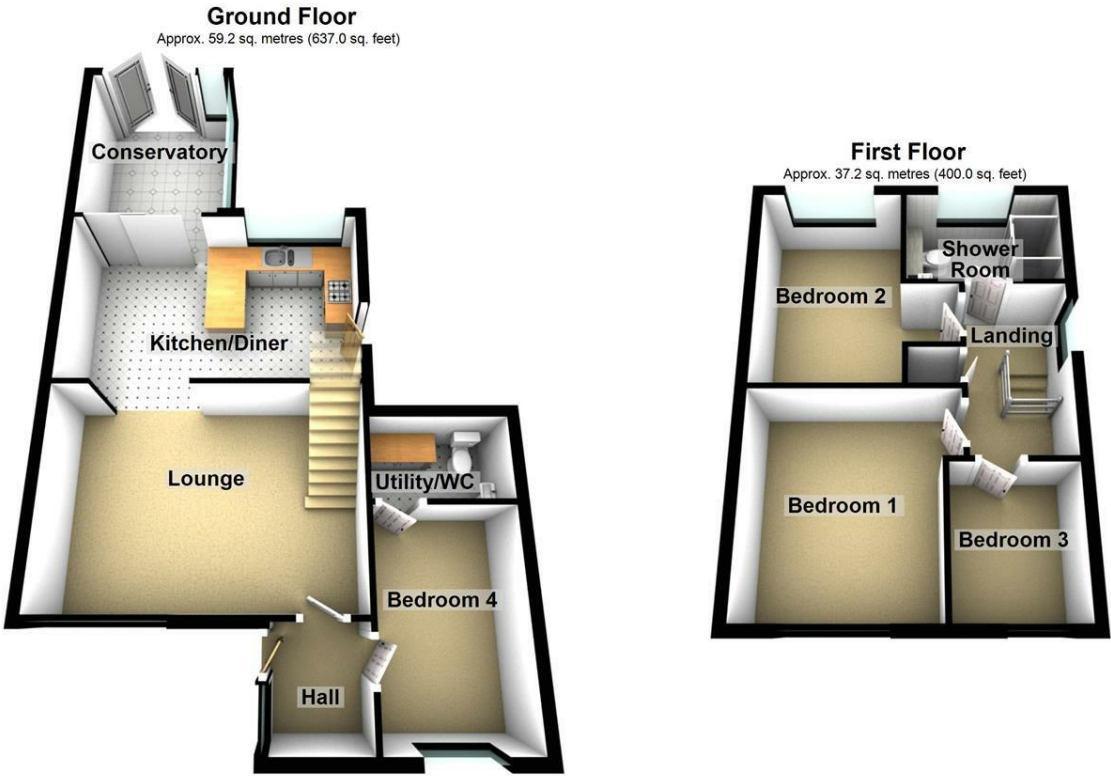
(Rear Photo Three)



(Rear Aspect Photo)

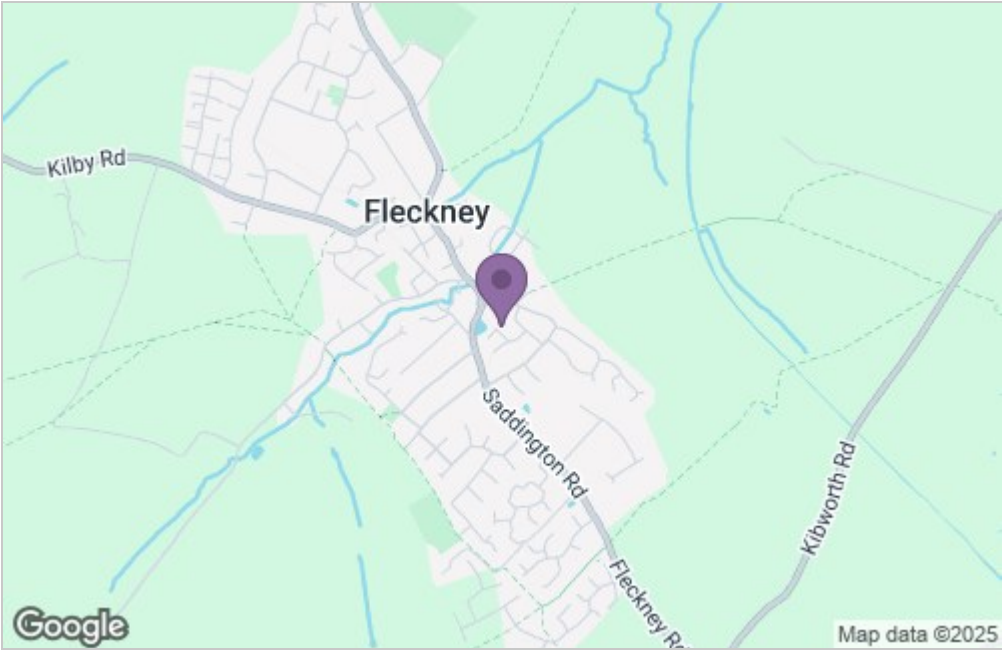


Floor Plan

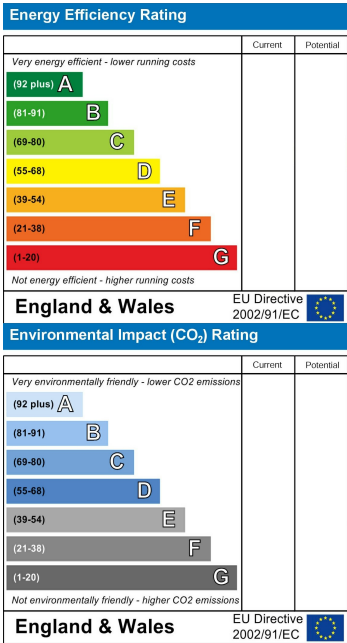


Total area: approx. 96.3 sq. metres (1037.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise