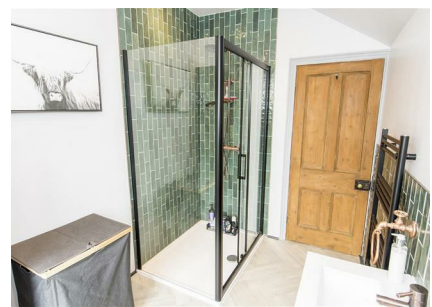


## 43 Gladstone Street, Fleckney, LE8 8AH



### Offers Over £180,000

Adams & Jones are delighted to offer for sale this attractive box-bay-fronted period terrace home, located on a pleasant street in the popular village of Fleckney. The spacious accommodation is very well presented and briefly comprises entrance porch, fantastic open plan lounge/diner, separate kitchen to the rear, first floor landing, two double bedrooms, and a beautiful re-fitted shower room. Outside, you will find a beautiful rear garden with a wide variety of well-stocked plant borders. Representing a great first or second time buy or buy to let investment, the property must be viewed to be appreciated.



# ADAMS & JONES

## Entrance Porch

UPVC double-glazed front entrance door and windows surrounding. Timber entrance door through to lounge/diner.

Lounge/Diner 24'5" plus box bay window & stairwell recess x 11' (7.44m plus box bay window & stairwell recess x 3.4)



UPVC double-glazed box bay window to the front aspect. UPVC double-glazed window to the rear. Gas fire. Understairs storage cupboard. Radiator.

(Lounge/Diner Photo Two)



(Lounge Area Photo)



(Dining Area Photo)



**Kitchen 10'0" x 6'6" (3.05m x 1.98m)**



UPVC double-glazed windows to rear and side aspects. Fitted with a range of wall and floor mounted units. Electric oven. Gas hob. Space and plumbing for washing machine. Space for fridge freezer. Stainless steel one and a half bowl sink with mixer tap and drainer. Tiled splash backs. Tiled flooring. Radiator.

**(Kitchen Photo Two)**



## Landing

Single-glazed timber frame window to side aspect. Loft access hatch. Radiator. Doors to all first floor rooms.

**Bedroom One 12'0" x 11'5" (3.66m x 3.48m)**



UPVC double-glazed window to front. Radiator.

**(Bedroom One Photo Two)**



**Bedroom Two 11'9" x 8'4" (3.58m x 2.54m)**



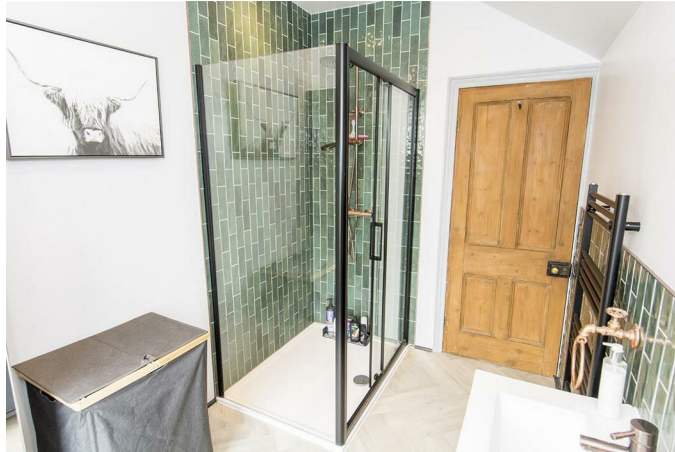
UPVC double-glazed window to rear. Radiator.



(Bedroom Two Photo Two)



(Shower Room Photo Two)



Shower Room 10'0" x 6'4" (3.05m x 1.93m)



Opaque UPVC double-glazed window to rear. Re-fitted three piece suite comprising WC, wash hand basin over storage unit and large tiled shower cubicle. Heated towel rail. Tiled splash backs.

Rear Garden

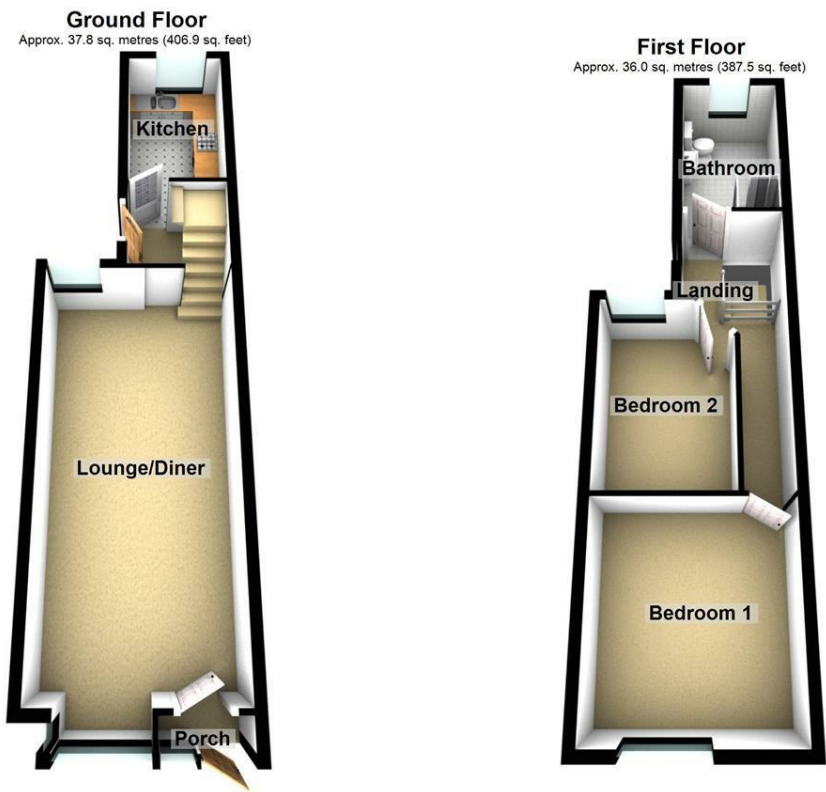


Concrete patio with slate shingled pathway and plant borders to either side. Plastic shed to rear.

Rear Aspect

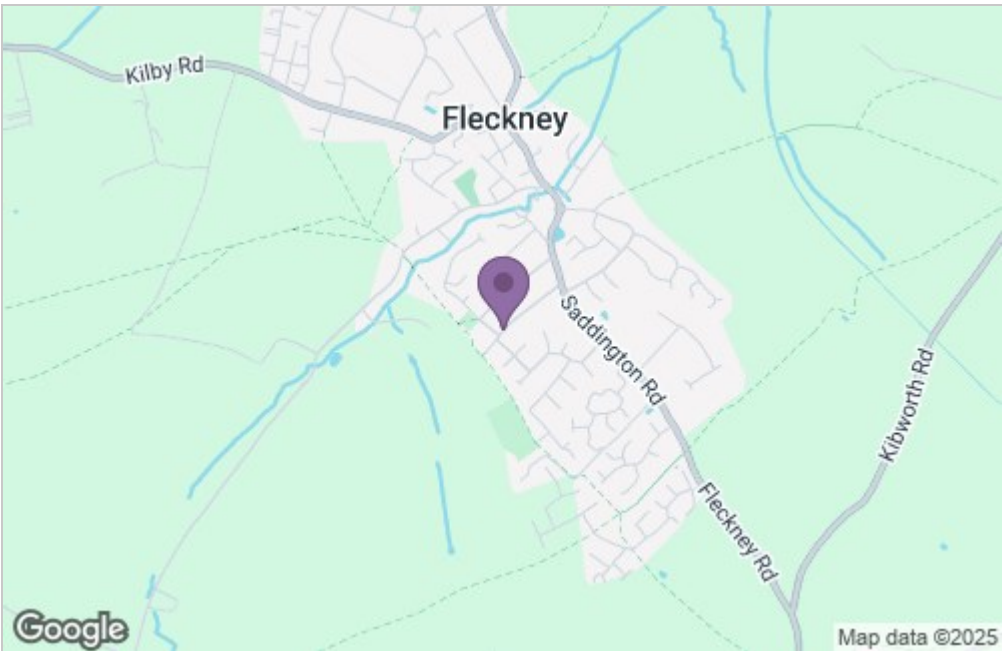


Floor Plan



Total area: approx. 73.8 sq. metres (794.3 sq. feet)

Area Map



Energy Efficiency Graph

