

4 Hensman Close, Fleckney, LE8 8UJ



£1,400 Per Month

Situated in a delightful position, at the end of a cul de sac and on a larger than average corner plot, is this well presented detached family home. The gas centrally heated and double glazed accommodation includes a hall, downstairs WC, modern fitted kitchen/diner, lounge, four bedrooms and bathroom. The rear garden is private and of a good size and there is off road parking for several vehicles, and a detached single garage. The property is offered unfurnished and is available immediately.

Service without compromise

Entrance Hall



Accessed via composite front door with opaque double glazed panel. Wood effect tiled flooring. Double glazed window to the side elevation. Radiator. Stairs rising to the first floor. Doors to rooms.

Cloakroom/WC



Wash hand basin and low level WC. Radiator. Wood effect tiled flooring. Opaque double glazed window.

Lounge 17'2" x 11'9" (5.23m x 3.58m)



Double glazed window to the front elevation. Feature cast iron fireplace with timber surround. Door to under stairs storage cupboard. Television point. Radiator.

Kitchen/Diner 15'6" x 11'5" (4.72m x 3.48m)



Range of modern fitted base and wall units. Solid granite worktops with moulded drainer. Double sink. Fitted oven and four ring electric hob with stainless steel extractor hood over. Fitted automatic dishwasher and space for a washing machine. Slate effect tiled flooring. Inset ceiling down lighters. Double glazed window to the rear. Double glazed French doors opening out to the rear garden and further opaque double glazed door to the side pedestrian access.

First Floor Landing



Timber balustrade. Access to loft space. Doors to rooms.

Bedroom One 14'5" x 8'10" max (4.39m x 2.69m max)



Double glazed window to the front elevation. Radiator. Television point. Mirrored / sliding door wardrobe

Bedroom Two 11'6" x 8'10" (3.51m x 2.69m)



Double glazed window to the rear elevation. Airing cupboard housing gas fired combination central heating boiler. Radiator.

Bedroom Three 11'7" x 6'6" (3.53m x 1.98m)



Double glazed window to the side elevation. Radiator.

Bedroom Four 8'7" x 6'4" (2.62m x 1.93m)



Double glazed window to the rear elevation. Wood laminate flooring. Radiator.

Bathroom



Panelled bath and mains shower fitment. Wash hand basin. Low level WC. Heated towel rail. Complementary tiling. Wood effect tiled flooring. Opaque double glazed window.

Outside Front

Shaped lawn with low retaining hedge border. Storm porch with outside lighting. Gravelled driveway providing parking for up to five cars. Gated side pedestrian access to the rear.

Outside Rear

The rear garden is laid mainly to lawn with a paved patio area. There are raised flower beds, a lean-to timber garden store, and it is completely private being enclosed by timber lap fencing.

Additional Information

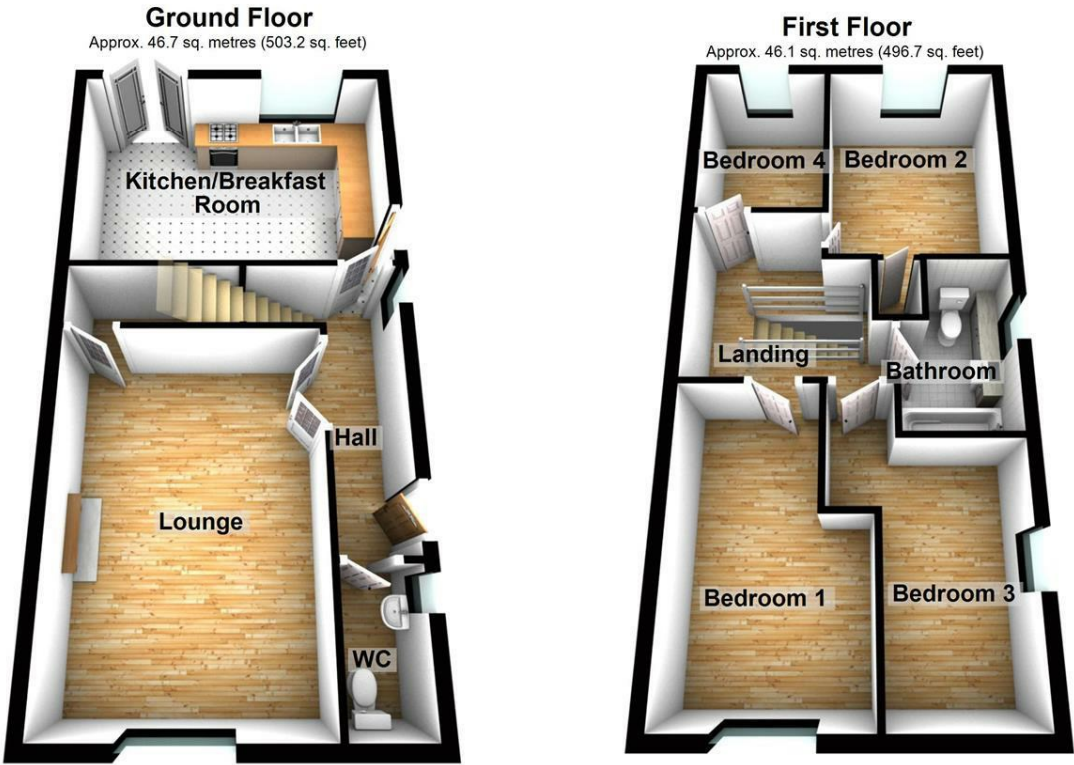
Council tax band C

Holding deposit based on rent of £1400pcm £323.00

Damage deposit based on rent of £1400pcm £1615.00

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

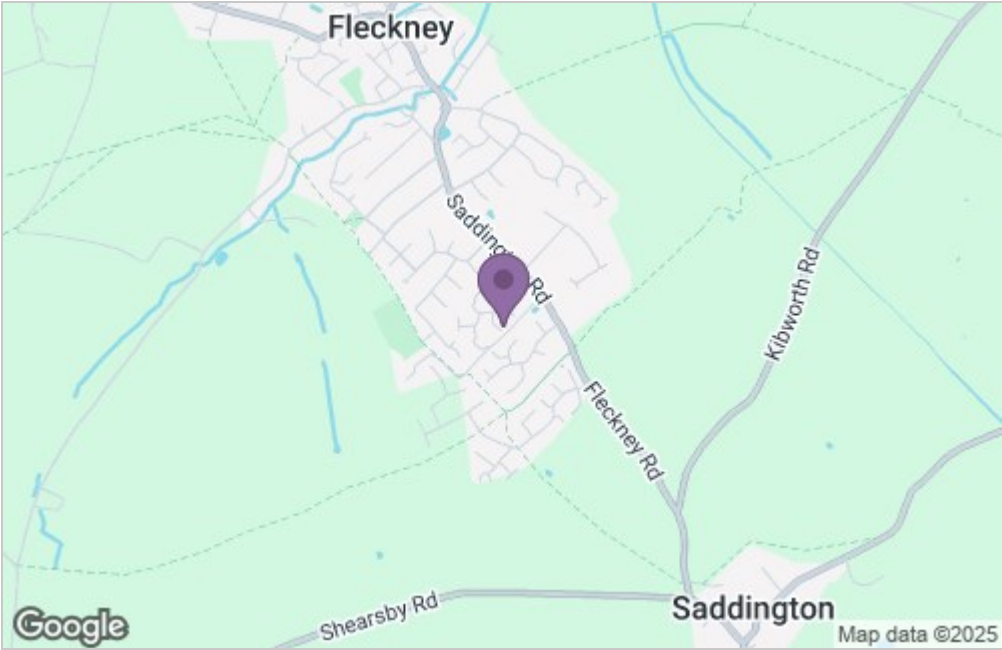


Total area: approx. 92.9 sq. metres (999.9 sq. feet)

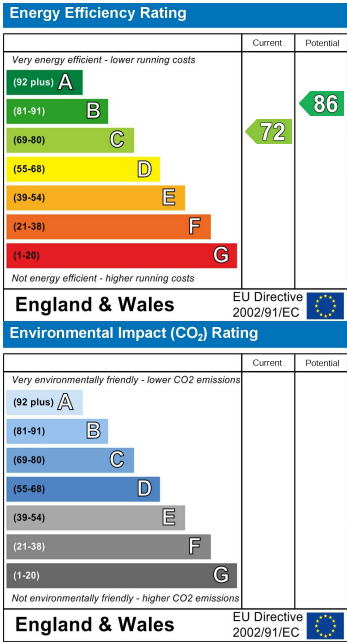
THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise