

15C Main Street, Fleckney, LE8 8AP



£1,250 Per Calendar Month

Well situated in this popular village is this beautifully presented three storey family home. The gas centrally heated and double glazed accommodation has been decorated and fitted to a high specification and briefly comprises: Entrance hall, fitted kitchen/breakfast room, downstairs WC, lounge, three double bedrooms, en-suite shower room to the master bedroom, and family bathroom. There is also allocated parking for two cars and a private rear garden. The property is offered unfurnished and is available mid November.

Entrance Hall

Accessed via a UPVC composite front door. Doors off to: Lounge/Diner, Kitchen and WC. Stairs rising to: First Floor. 'Kamdean' flooring. Radiator.

Lounge/Diner 15'3" x 10'7" (4.65 x 3.23)

15' 3" x 10' 7" (4.65m x 3.23m) UPVC double glazed French doors onto rear garden. UPVC double glazed window to rear aspect. TV point. Radiator.

Kitchen/Breakfast Room 14'9" x 7'8" (4.50 x 2.34)

14' 9" x 7' 8" (4.50m x 2.34m) Having a bespoke handmade fitted kitchen comprising: A selection of base, wall, breakfast bar and larder units with a laminate roll edge worktop and inset 1 1/2 bowl stainless steel sink with drainer. Integrated appliances include: dishwasher, single fan assisted oven with four ring electric hob and extractor over. Space for a large freestanding fridge freezer. Space and plumbing for washing machine concealed within larder unit. Tiled flooring. Radiator.

WC

Comprising: Low level WC and wash hand basin with storage below. Chrome heated towel rail. Tiled flooring.

Landing

Doors off to: Bedrooms Two, Three and Family Bathroom. Door through to: Inner hall and stairs rising to: Master Bedroom.

Bedroom Two 14'6" x 8'10" (4.42 x 2.69)

14' 6" x 8' 10" (4.42m x 2.69m) UPVC double glazed window to rear aspect. TV point. Recess for wardrobes. Radiator.

Bedroom Three 12'9" x 7'11" (3.89 x 2.41)

12' 9" x 7' 11" (3.89m x 2.41m) UPVC double glazed window to front aspect. TV point. Recess for wardrobes. Radiator.

Bathroom 10'8" x 6'7" (3.25 x 2.01)

10' 8" x 6' 7" (3.25m x 2.01m) Comprising: Panelled bath, large corner shower enclosure, low level WC and wash hand basin with storage below. Feature porcelain wall tiling and tiled flooring. Chrome heated towel rail. UPVC opaque double glazed window to rear aspect.

Master Bedroom 25'10" x 11'10" (7.87 x 3.61)

25' 10" x 11' 10" max (7.87m x 3.61m max) UPVC

double glazed window to front aspect. Velux window to rear aspect. TV point. Loft hatch access. Radiator. Door through to: En-Suite.

En-Suite 10'0" x 5'3" (3.05 x 1.60)

10' max x 5' 3" max (3.05m max x 1.60m max) Comprising: Large corner shower enclosure, low level WC and wash hand basin with storage below. Feature porcelain wall tiling and tiled flooring. Chrome heated towel rail. Velux window to rear aspect.

Frontage & Parking

To the front is a delightful and well planned, landscaped courtyard area providing two allocated parking spaces, bin store and paved pathway to front door.

Rear Garden

To the rear is a lovely garden with paved patio, sleeper retainer wall with steps up to lawn. The garden is fully enclosed by wooden fencing and there are two new timber garden stores.

(Rear Aspect)

(Outlook To Front)

Additional Information

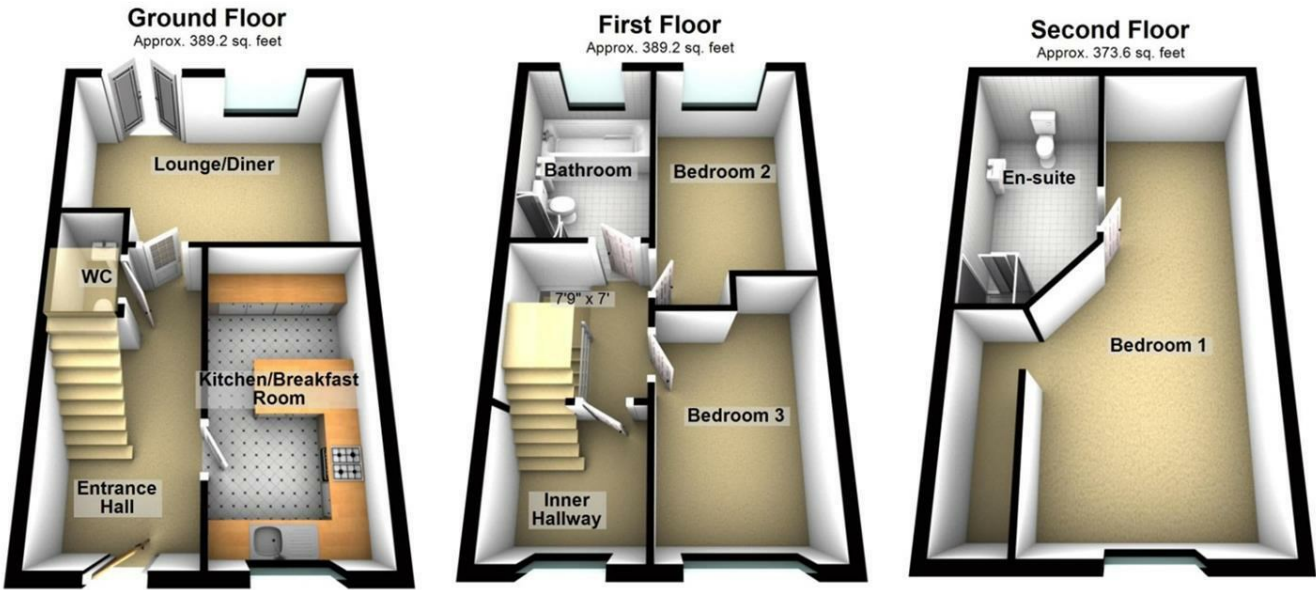
Council tax band C

Holding deposit based on £1250 rent per calendar month amounting to £288

Damage deposit based on £1250 rent per calendar month amounting to £1440

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

Floor Plan



Total area: approx. 1152.0 sq. feet

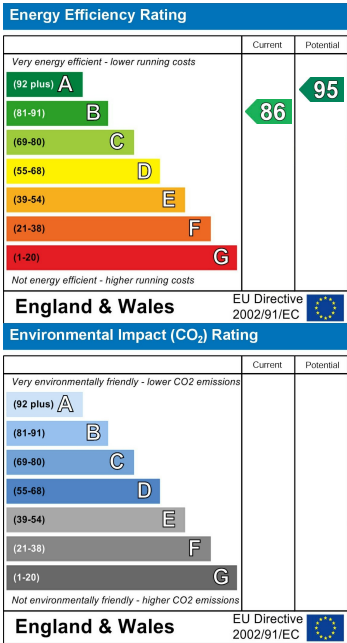
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise