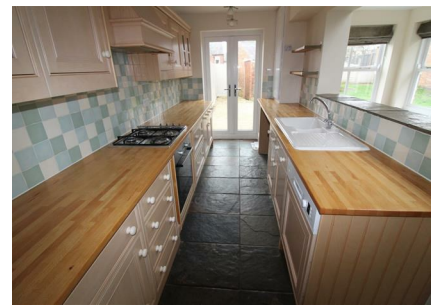


14 Highfield Street, Fleckney, LE8 8BD



£1,050 Per Month

A spacious and recently refurbished semi detached home ideally situated in this popular village within walking distance of the outstanding primary school. The gas centrally heated and double glazed accommodation comprises: Two main reception rooms, a modern fitted kitchen with separate dining area, landing, two double bedrooms and modern bathroom with four piece suite. There is also a private garden, two useful brick stores, single detached garage and single off road parking. The property is offered unfurnished and is available immediately.

Lounge 13'1 x 11'1 (3.99m x 3.38m)

Accessed via the front door. UPVC double glazed window to front aspect. Opening for fireplace. TV and telephone point. Radiator. Door through to:

Reception Room Two 15'7 (max) x 13'1 (4.75m (max) x 3.99m)

Multi-fuel burner with tiled hearth. TV point. Radiator. Under stairs storage cupboard. Opening through to: Kitchen/diner. Stairs rising to: First floor.

(Reception Room Two Photo Two)

Kitchen Area 15'4 x 6'8 (4.67m x 2.03m)

Comprising: A selection of fitted base and wall units with wooden worktop over. 1 1/2 bowl ceramic sink with drainer. Single fan assisted electric oven with four ring gas hob above and concealed extractor over. Space and plumbing for freestanding washing machine and dishwasher, a further space for freestanding fridge/freezer. Tiled flooring throughout. Radiator. UPVC double glazed 'French' doors onto rear garden.

(Kitchen Area Photo Two)

Dining Area 15'4 x 5'3 (4.67m x 1.60m)

Having three window framed, mock sash double glazed windows to side and rear aspect. 'Velux' roof lights to ceiling. Tiled flooring. Door out to: Garden.

Landing

Doors off to: Bedrooms and bathroom. Loft hatch access. Radiator.

Bedroom One 13'1 x 11'1 (3.99m x 3.38m)

UPVC double glazed window to front aspect. Built-in wardrobe over stairs. Radiator.

(Bedroom One Photo Two)

Bedroom Two 12'1 x 10 (3.68m x 3.05m)

UPVC double glazed window to rear aspect. Two built-in double wardrobes. Radiator.

(Bedroom Two Photo Two)

Bathroom 10'1 x 6'8 (3.07m x 2.03m)

Comprising: Low level WC, wash hand basin, freestanding roll top bath and separate corner shower cubicle. Heated

towel rail. Exposed wooden floor boards. UPVC double glazed window to rear aspect.

(Bathroom Photo Two)

Outside

To the side of the property is a block paved parking area and access to the single garage with up and over door. There is a pedestrian gate providing access to the rear garden. To the rear is an extremely generous south west facing garden. The garden is beautifully kept and extremely private, being mainly laid to lawn with a paved patio off the kitchen area, there are also two handy brick-built stores ideal for storage or potential a home office! (STPP).

(Outside Photo Two)

Additional Information

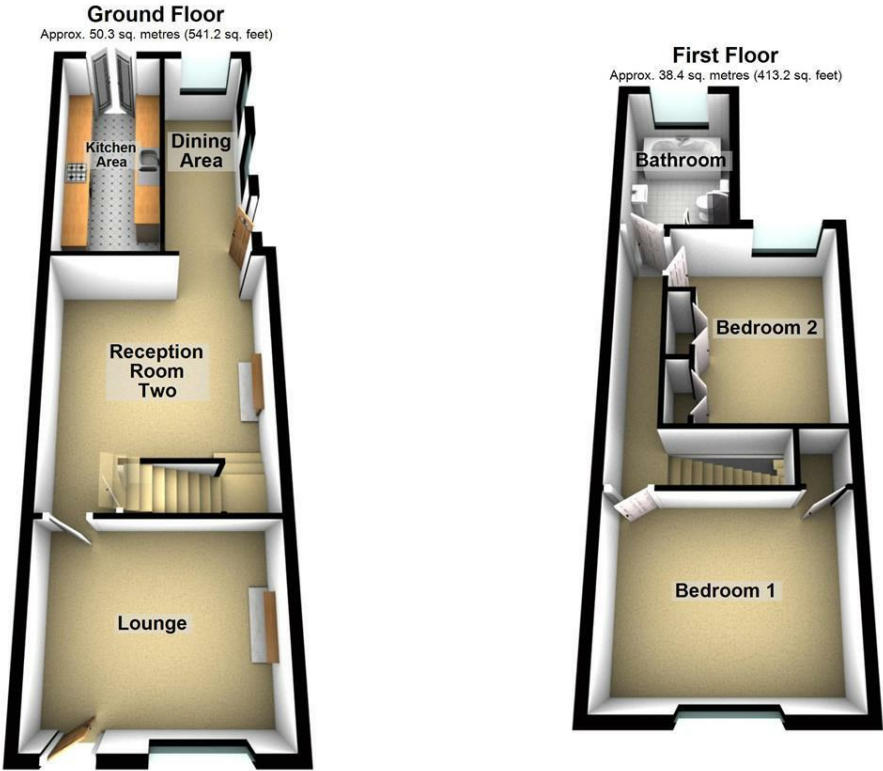
Council tax band B

Holding deposit based on £1050 rent per calendar month amounting to £242

Damage deposit based on £1050 rent per calendar month amounting to £1211

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

Floor Plan



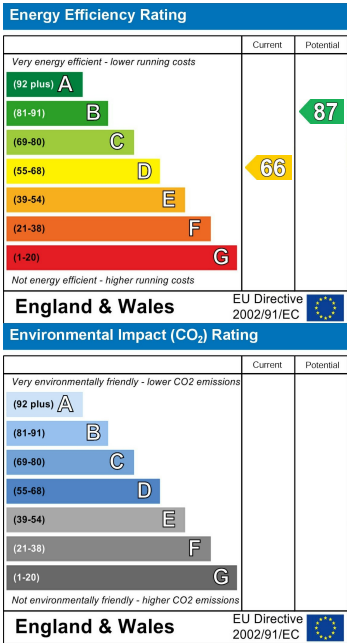
Total area: approx. 88.7 sq. metres (954.3 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise