

## 36 Gladstone Street, Fleckney, LE8 8AG



### Offers Over £175,000

Welcome to Gladstone Street, Fleckney - a period terraced house with great potential! This superb prospect offers a good sized reception room, kitchen/diner, two double bedrooms, and bathroom, making it an ideal choice for first-time buyers or investors looking to put their personal touch on a property.

Situated within walking distance to an abundance of local amenities, this home offers convenience and easy access to everything you need, whilst also being ideally placed for easy access to major road and rail links close by. The generous south-east facing garden is perfect for enjoying the sunny British weather and hosting outdoor gatherings with friends and family.

Although this property requires some cosmetic updating, it presents a fantastic opportunity to create a space that truly reflects your style and preferences. Best of all, this property is available with NO CHAIN, making the buying process smoother and quicker!

*Service without compromise*



## Lounge 12'0 x 11'0 (3.66m x 3.35m)



Accessed via the UPVC double glazed front door. UPVC double glazed window to front aspect. Wall lighting. Cast iron open fireplace with wooden surround. Built-in storage cupboard housing meters. TV and telephone point. Radiator. Laminate wooden flooring. Door through to: Kitchen/Diner.

## Kitchen/Diner 15'2 x 11'0 (4.62m x 3.35m)



Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a freestanding gas top cooker with electric ovens below, space and plumbing for a freestanding washing machine and an under counter space for a freestanding fridge/freezer. UPVC double glazed window to rear aspect. Opening through to: Rear porch. Door to: Stairs leading to first floor. Quarry tiled flooring. Radiator.

## Rear Porch

Door out to: Rear garden. Door through to: Bathroom. Quarry tiled flooring.

## Bathroom 8'8 x 5'4 (2.64m x 1.63m)



Comprising: Panlled bath with electric power shower

over, low level WC and wash hand basin. UPVC double glazed window to side aspect. Wall tiling to bath area and floor tiling. Extractor. Radiator.

## Landing

Doors off to: Bedrooms

## Bedroom One 12'0 x 11'0 (3.66m x 3.35m)



UPVC double glazed window to rear aspect. Loft hatch access. Cupboard housing combi boiler. Radiator.

## Bedroom Two



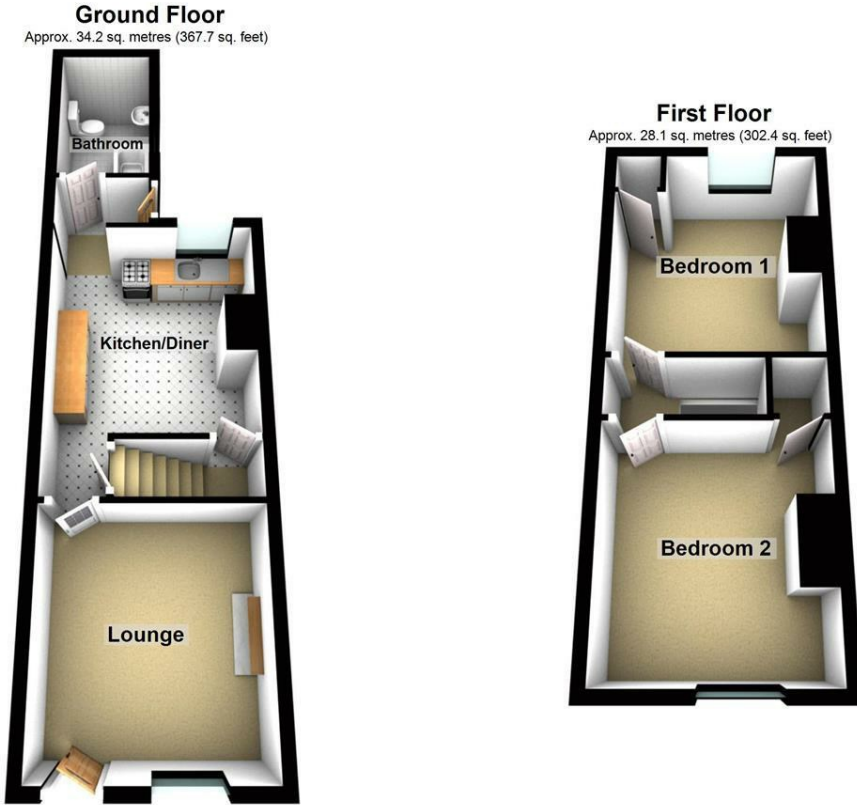
UPVC double glazed window to front aspect. Built-in cupboard with clothes hanging rail. Exposed wooden floorboards. Radiator.

## Outside



The property offers a generous and private South East facing garden. There is a block and crazy paved patio area, leading through to a lawn with a further slate shingle seating area beyond having a variety of well established plants, climbers and shrubbery. Rear access can be sought via a shared passageway, over the neighboring property.

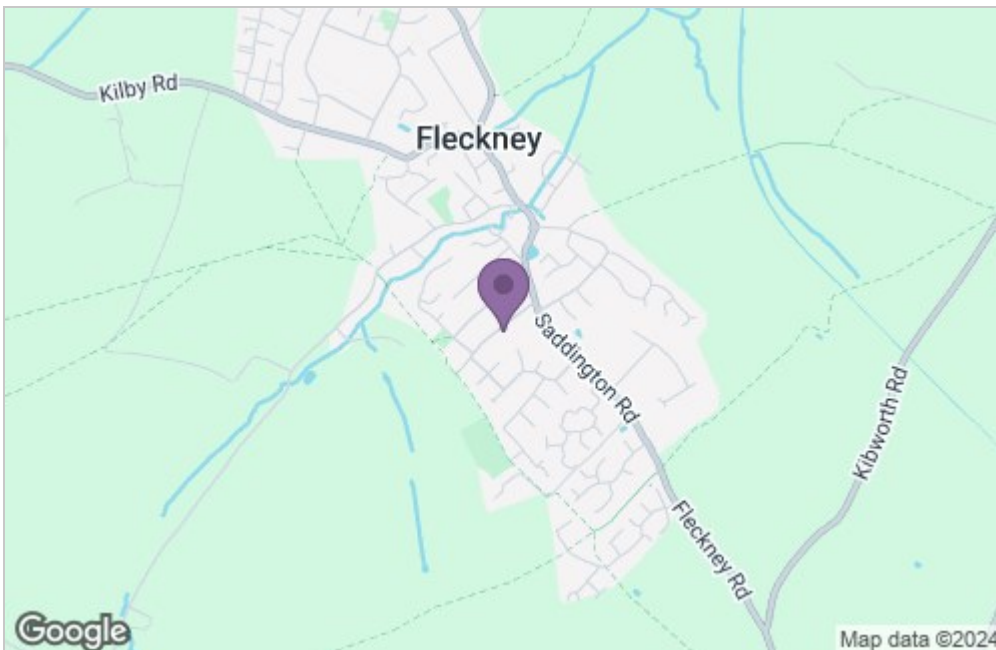
## Floor Plan



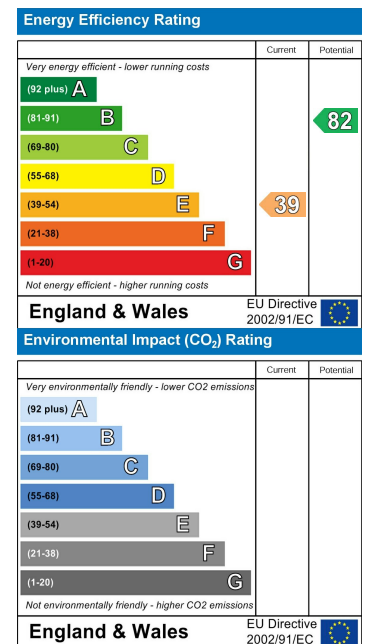
Total area: approx. 62.2 sq. metres (670.0 sq. feet)

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*