



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Edward Road, Fleckney

4 2 2



### “Location & Design Combine”

Perfectly positioned within a popular residential location, and just a short walk to Fleckney village centre, this well-proportioned detached family home is sure to impress, boasting updated kitchen and bathrooms, four bedrooms and a garage!

Sought after residential location, within walking distance of the local amenities, shops, church, village hall and primary school.

The property benefits from a range of modernisations conducted in the last three years, to include new windows, a Worcester Bosch combination boiler, and a modern kitchen, bathroom and ensuite shower room.

Welcoming entrance hall of a generous size, ample space for coat and shoe storage, a guest WC and stairs rise to the first floor.

The stunning kitchen/breakfast room features laminate flooring, a breakfast bar with an oak work-surface and space for three bar stools, and a side door to the garden.

Beautifully appointed living room, spanning the entire width of the property featuring a gas fireplace with a tiled hearth and an exposed brick surround, double doors into the dining room and French patio doors lead out to the west facing garden.

Formal dining room to the front elevation with space for a large dining table and chairs, and double doors lead into the living room. The room also offers the flexibility to be used as a playroom or study, perfect for those working from home.

Guest WC comprising tiled effect flooring, a wash hand basin, and a low-level WC.

Stairs rise to a first-floor landing with a loft hatch to a partially boarded attic.

The main bedroom is positioned to the front elevation and boasts an array of fitted wardrobes and a modern ensuite shower room. The en-suite shower room features a chrome heated towel rail, LED ceiling spotlights, laminate flooring, ceramic wall tiles and a white three-piece suite incorporating a shower cubicle with a rainwater shower head, a wash hand basin built within a vanity unit and a low-level WC.

Three further bedrooms with bedrooms two and three being double in size with built in storage/wardrobes, and bedroom four overlooking the garden.

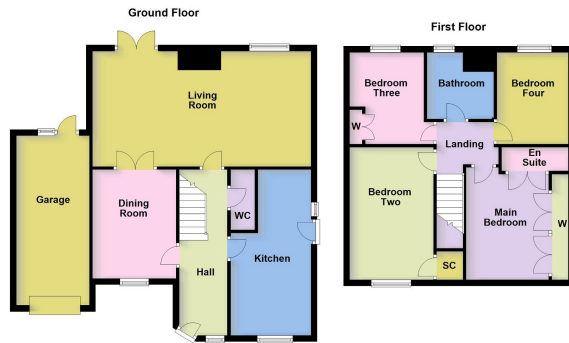
Modern family bathroom comprising a chrome heated towel rail, LED ceiling spotlights, laminate flooring, and a white three-piece suite.

Single garage with a manual up and over door, power, light supply, a window to the rear elevation and a door leads to the garden.

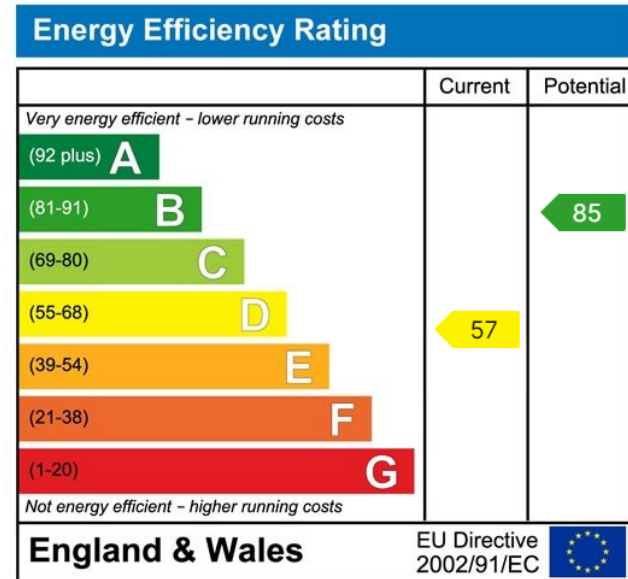
Elevated and set back from the road the property boasts a neat and attractive frontage with off road parking for two to three cars, a single garage, and a side gate to the rear garden.

The west facing rear garden boasts a generous size, set over two levels featuring a paved patio area off the living room, perfect for outdoor entertaining, with paved pathways leading to the garage and side gate to the front elevation. The remainder of the garden is divided by a charming low level red brick wall with steps rising to a well-kept lawn area with a host of mature trees and shrubbery.





- Living Room - 7.09m x 3.73m (23'3" x 12'3")
- Kitchen - 5.36m x 2.41m (17'7" x 7'11")
- Dining Room - 3.53m x 2.72m (11'7" x 8'11")
- Main Bedroom - 3.53m x 2.67m (11'7" x 8'9")
- En Suite - 2.26m x 0.97m (7'5" x 3'2")
- Bedroom Two - 4.44m x 2.77m (14'7" x 9'1")
- Bedroom Three - 3.02m x 2.51m (9'11" x 8'3") max
- Bedroom Four - 2.97m x 2.31m (9'9" x 7'7")
- Bathroom - 2.16m x 2.16m (7'1" x 7'1") max
- Garage - 5.49m x 2.36m (18'0" x 7'9")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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