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54 Leicester Road, Fleckney, LE8 8BF

£245,000

A delightful and beautifully presented period semi-detached home, that can either be used as a three bed, or a two bed with dressing room. This lovely home has undergone a range of upgrades by it's last two owners and offers excellent proportions throughout with a large South-Westerly facing rear garden. The accommodation comprises living room, an open plan kitchen/diner, utility room, bathroom and its aforementioned bedroom options. Outside is a low maintenance front garden and large rear garden with tiled patios, decked pergola and lawn. Although the property doesn't include a driveway, a number of communal parking bays are just a short walk down the road. Adams & Jones are delighted to present this property for sale with no upward sales chain. Internal inspection is highly recommended!

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Living Room 11'11" x 11'10" (3.63 x 3.61)

11' 11" x 11' 10" (3.63m x 3.61m) Accessed via refitted composite front door. UPVC double glazed window to the front elevation. Radiator. Television point. Inset ceiling down lighters. Door to:-

Inner Hall

Stairs rising to the first floor. Designer vertical radiator. Door to:-

Dining Room 11'11" x 11'11" (3.63 x 3.63)

11' 11" x 11' 11" (3.63m x 3.63m) Feature cast iron wood burning stove. Boxed radiator. Fitted storage cupboard. UPVC double glazed rear entrance door opening out to the rear garden. Opening to:-

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Kitchen 9'5" x 7'4" (2.87 x 2.24)

9' 5" x 7' 4" (2.87m x 2.24m)Range of fitted base and wall units with laminated work surfaces and complementary tiled splash backs. Fitted oven and four ring electric hob with stainless steel extractor hood over. Fitted automatic dishwasher. Fitted fridge and freezer. Stainless steel one and a half sink and drainer. Gas fired combination central heating boiler. UPVC double glazed window to the side elevation. Opaque glazed door to:-

Utility Room

Fitted storage cupboard. Roll edge work surface. Space and plumbing for automatic washing machine. Door to:-

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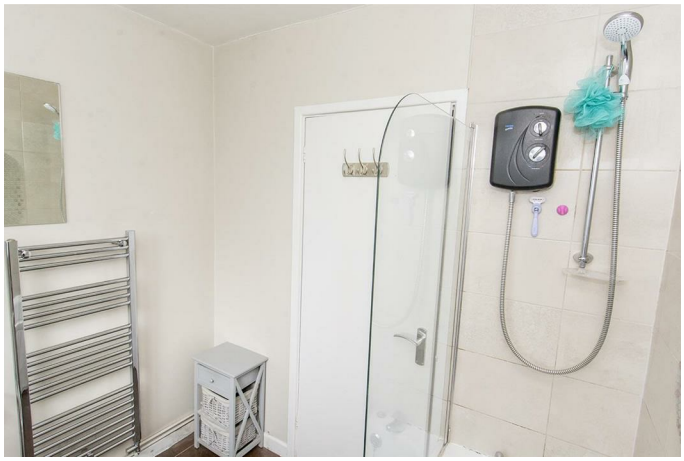
Bathroom 7'2" x 6'1" (2.18 x 1.85)

7' 2" x 6' 1" (2.18m x 1.85m) Panelled bath with shower fitment over. Wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Opaque UPVC double glazed window.

Bedroom One 11'11" x 11'10" (3.63 x 3.61)

11' 11" x 11' 10" (3.63m x 3.61m) UPVC double glazed window to the front elevation. Feature panelling to wall with inset LED lighting. Built in wardrobe. Television point.



First Floor Landing

UPVC double glazed window. Doors to bedrooms one and two.

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Bedroom Two 11'11" x 11'10" (3.63 x 3.61)

11' 11" x 11' 10" (3.63m x 3.61m) Double glazed window to the rear elevation. Timber panelling to wall. Access to boarded and insulated loft space. Radiator. Opening to:-

Bedroom Three/ Dressing Room 9'4" x 7'7" (2.84 x 2.31)

9' 4" x 7' 7" (2.84m x 2.31m) UPVC double glazed window to the rear elevation. Fitted wardrobes. Radiator. Currently without a door to be used as a dressing room, but could easily be reinstated as a bedroom.

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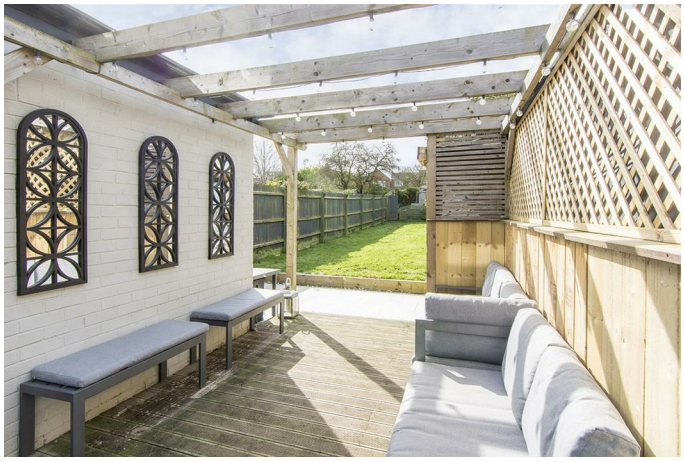
Front

Although there is not a driveway to the property, there is a lengthy row of parking bays on the opposing side of the road just a few yards away. The property enjoys a rural outlook over fields opposite. There is a gravelled and paved front garden to the property.

Outside



To the rear of the property is a South-Westerly facing lawned garden with decked pergola, two tiled patio areas and a timber sheltered BBQ area. There are plant borders, hedging and timber lap fencing with gated side pedestrian access from the front of the property. There is also a timber garden store.

Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a

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charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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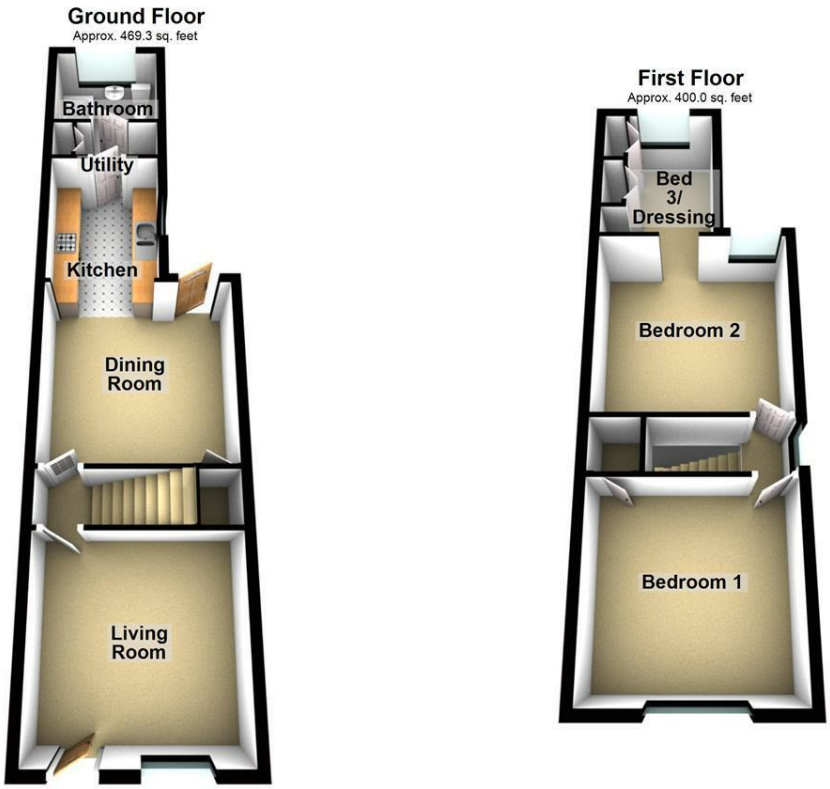
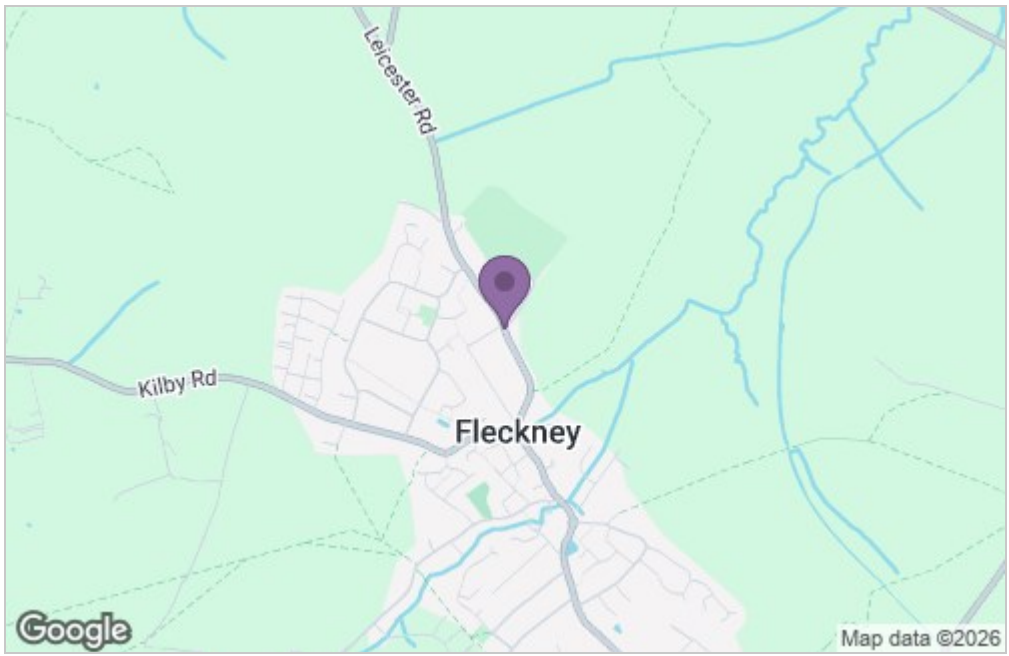
Floor Plan

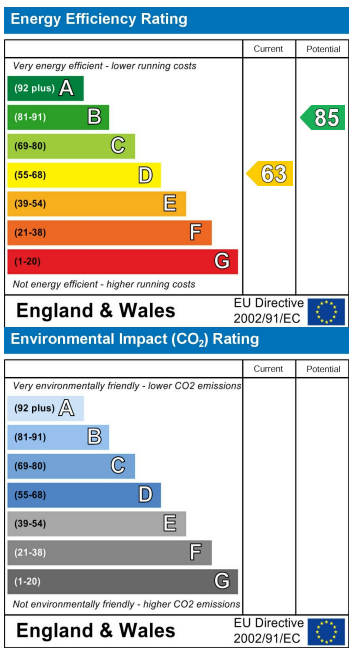


Total area: approx. 869.3 sq. feet

Area Map



Energy Efficiency Graph



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