



ARCH LIVING

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86 Garner Way, Fleckney, LE8 8EJ

£1,600 Per month

This beautifully presented three-bedroom home offers generous living space with a modern, homely feel throughout. The bright and spacious kitchen/diner is a real highlight, with plenty of storage, integrated appliances and French doors opening straight onto the garden. A separate lounge provides a comfortable space to relax and unwind. Upstairs are three well-proportioned bedrooms, including a spacious main bedroom with its own en-suite. The property has been tastefully decorated throughout, with each room feeling fresh, warm and well cared for. There's plenty of natural light across the home, adding to the bright and airy feel. The layout works really well for family life, with a good balance of living and bedroom space. Outside, the large enclosed rear garden provides loads of room for children, entertaining or enjoying the warmer months. With its modern finish, generous rooms and excellent outdoor space, there's very little that needs doing. A lovely family home that's ready to move straight into and enjoy.



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ARCH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

