



## Crossleys, Fleckney

£295,000

An extended three-bedroom detached home located in a cul-de-sac within Fleckney. Offering a lounge diner, conservatory, fitted dining kitchen, shower room and a bathroom, plus a driveway and a garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge  
Estate Agents

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**Entrance Hall**

Via double glazed door with double glazed window to the front elevation, door to garage, dado rail, stairs to first floor, radiator.

**Lounge Diner**

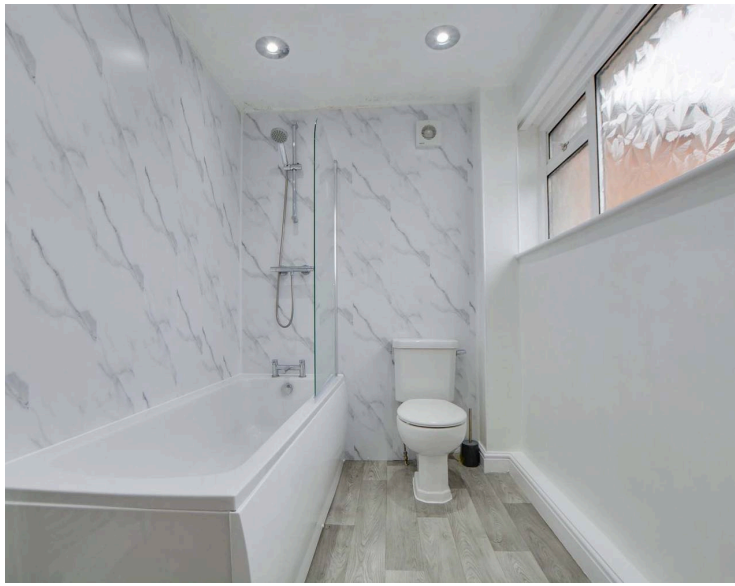
22' 4" x 14' 4" (6.80m x 4.37m)

With double glazed patio doors to the rear garden, double glazed patio doors to the conservatory, serving hatch, TV point, two radiators.

**Conservatory**

11' 6" x 11' 2" (3.50m x 3.40m)

A double glazed conservatory with double glazed French doors to the rear garden, power points, radiator.



### **Extended Fitted Dining Kitchen**

19' 0" x 10' 5" (5.79m x 3.18m)

Maximum measurements. With double glazed window to the front elevation, double glazed door to the side elevation, quarry effect ceramic tiled floor, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, part tiled walls, space for gas cooker, extractor hood, space for fridge freezer, spotlights, radiator.

### **Ground Floor Shower Room**

Featuring a single-glazed obscured window to the side elevation, a corner shower cubicle with a shower screen and a shower head, a low-level WC, and a wash hand basin. The room is finished with quartz-effect splashbacks.

### **First Floor Landing**

With access to the following rooms:

#### **Bedroom One**

14' 1" x 10' 1" (4.28m x 3.08m)

With double glazed window to the rear elevation, built-in wardrobes, radiator.

#### **Bedroom Two**

11' 11" x 10' 6" (3.63m x 3.19m)

With double glazed window to the front elevation, built-in wardrobes, spotlights, radiator.

#### **Bedroom Three**

13' 2" x 8' 0" (4.01m x 2.44m)

Maximum measurement. With double glazed window to the rear elevation, built-in wardrobes, radiator.

### **Bathroom**

10' 2" x 5' 11" (3.11m x 1.80m)

Comprising an obscured double-glazed window to the front elevation, a bath with a shower over and a shower screen, a low-level WC, and a wash hand basin. The room includes marble-effect splashbacks and a feature chrome wall-mounted radiator.

### **Rear Garden**

With paved patio seating area, lawn, flowerbeds and shrubs, fencing to perimeter, shed.

### **Parking 4 Vehicles**

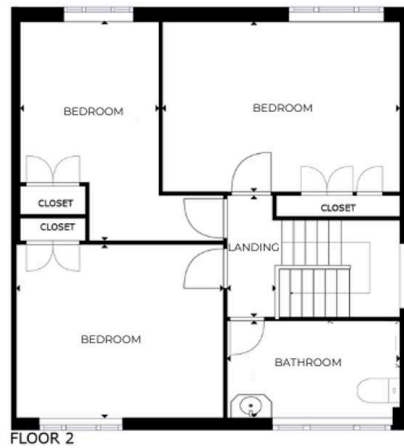
Providing off road parking.

### **Garage 1 Vehicle**

With up and over door to the front elevation.



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