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Service without compromise

1 The Meer, Fleckney, LE8 8UN









£280,000

A detached modern bungalow located on a pleasant off-shoot of 'The Meer' in Fleckney village, within easy reach of its central amenities. Accommodation is in good order but leaves some scope for cosmetic improvements if required by its new owner. It briefly comprises entrance hall, lounge/diner, breakfast kitchen, two bedrooms and re-fitted shower room. To the outside, there is a driveway providing off road parking, a single integral garage and a good size rear garden facing a highly desirable South-Westerly direction to make the most of the sunshine. Adams & Jones are delighted to offer the property for sale with the added benefit of no upwards sales chain to aid a potentially swift completion.

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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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Entrance Hallway

Entranced via double-glazed main entrance door. Radiator. Glazed door through to:

Lounge/Diner 17'3" max into recess x 16'0" max (5.26m max into recess x 4.88m max)



UPVC double-glazed window to front. Two radiators.





Breakfast Kitchen 14'7" max / 7'2" min x 10'5" max / 7'3" min (4.45m max / 2.18m min x 3.18m max / 2.21m min)



Two UPVC double-glazed windows to rear. UPVC double-glazed rear entrance door to garden. Fitted range of wall and floor mounted units with worktops over and breakfast bar. Stainless steel sink. Space plumbing for washing machine and dishwasher. Space for cooker and fridge/freezer. Wal mounted Worcester gas central heating boiler. Radiator.

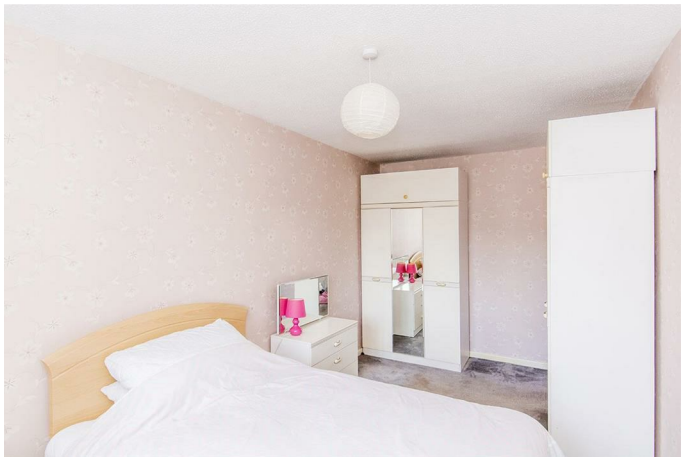
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Bedroom One 16'1" x 8'2" (4.90m x 2.49m)



UPVC double-glazed window to front. Radiator.



Bedroom Two 11'4" x 7'4" (3.45m x 2.24m)



UPVC double-glazed window to rear. Radiator.

Shower Room 7'4" x 5'6" (2.24m x 1.68m)



Opaque UPVC double-glazed window to rear. Refitted white suite comprising; WC, wash hand basin inset to storage unit and large shower cubicle. Tiled splash backs. Heated towel rail.

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Front



To the front of the property there is a tarmacked driveway, paved pathway and additional gravelled hard standing.

Integral Garage 16'8" x 8'2" max internal measurements (5.08m x 2.49m max internal measurements)



Up and over vehicle access door. Power and light connected. Rear access door leading into kitchen.

Rear Garden



Facing approximately a desirable South-Westerly direction and being mainly laid to lawn with paved patio, plant boarders, vegetable patch, shed to side and water point.

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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.

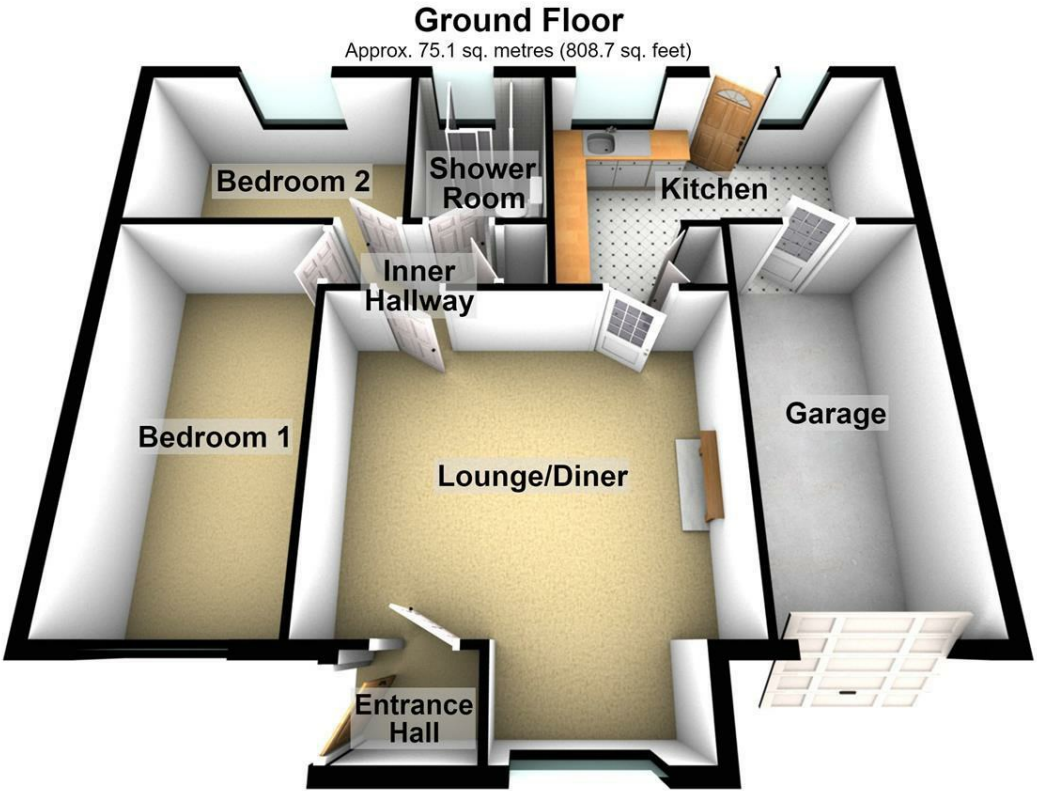
Note for Prospective Buyers

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

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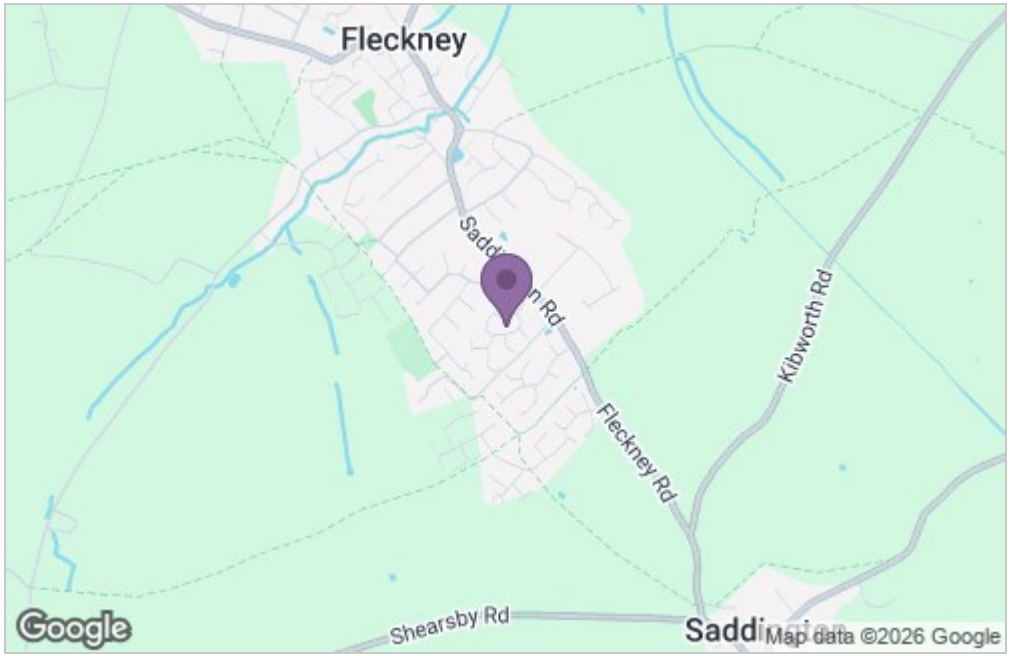
Floor Plan



Total area: approx. 75.1 sq. metres (808.7 sq. feet)

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Area Map



Energy Efficiency Graph

