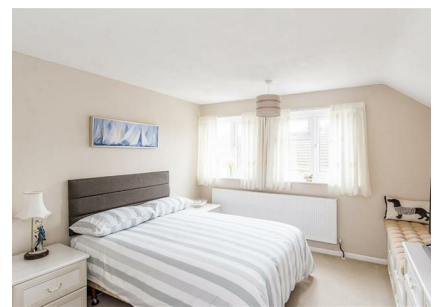


2 Coleman Road, Fleckney, LE8 8BH



£290,000

Situated on a corner plot in an established part of this popular village is this beautifully maintained and presented detached family home. The gas centrally heated and double glazed accommodation has been extended and now comprises: Large front porch, entrance hall, downstairs WC, dining room, lounge, conservatory, kitchen, landing, three good sized bedrooms and shower room. There are also easy maintenance private gardens, garage, parking and outside storage. **EARLY INTERNAL VIEWING IS HIGHLY RECOMMENDED.**

Service without compromise

Porch 17'11" x 4'11" (5.46m x 1.50m)



Accessed via opaque double glazed front door. Two side porthole windows. Ceramic tiled flooring. Double glazed window to the front and door to:-

Entrance Hall

Stairs rising to the first floor with under stairs storage cupboard. Exposed wooden flooring Dado rail and panelling. Telephone point Door to:-

Cloakroom/WC

Corner wash hand basin and low level WC. Complementary tiling. Wood laminate flooring. Opaque double glazed window.

Dining Room 11'1" x 10'11" (3.38m x 3.33m)



Window to the front porch. Exposed wooden flooring. Radiator. Telephone point. Archway to:-

Lounge 14'11" x 11'0" (4.55m x 3.35m)



Sliding double patio doors to the conservatory. Three wall lights. Wooden flooring. Radiator.

Conservatory 10'10" x 9'6" (3.30m x 2.90m)



Upvc double glazed conservatory with brick base and French doors opening out to the rear garden.

Kitchen 13'8" x 6'9" (4.17m x 2.06m)



Fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Space and point for under counter fridge. Space and point for gas cooker. Space and plumbing for automatic washing machine. Built in shelved larder. One and a half sink and drainer. Ceramic tiled flooring. Radiator. Double glazed window to the rear aspect and opaque double glazed door leading outside.

First Floor Landing



Opaque double glazed window. Access to loft space. Doors to rooms.

Bedroom One 12'11" x 10'11" (3.94m x 3.33m)



Range of fitted bedroom furniture to include wardrobes, chest of drawers and dressing table. Radiator. Television point. Double glazed window to the rear aspect.

Bedroom Two 11'3" x 10'11" (3.43m x 3.33m)



Two double glazed windows to the front elevation. Built in wardrobe. Radiator.

Bedroom Three 8'7" x 6'8" (2.62m x 2.03m)



Double glazed window to the rear aspect. Radiator.

Shower Room



Shower cubicle with electric shower fitment. Wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Airing cupboard housing gas fired combination central heating boiler Opaque double glazed window.

Outside

Front

To the front of the property is a pea gravelled forecourt with box hedging and paved path to the front door. There is wide paved and gated pedestrian access to the rear garden.

Rear



The rear garden has been hard landscaped for easy maintenance being mainly laid to paved and gravelled patio areas. It is private being enclosed by timber lap fencing. There is also a further enclosed area to the side of the house with access to the workshop and garden store, and a further gate out to Leicester Road and the parking area.

Garage 15'7" x 8'2" (4.75m x 2.49m)



Brick constructed single garage with timber double doors, power and lighting. Attached to the rear of the garage is a timber constructed potting shed (11'1" x 7'3") with power and light and accessed from the rear garden.

Workshop 12'0" x 6'8" (3.66m x 2.03m)

Doors to the front and rear. Power and lighting.

Garden Store 11'9" x 7'5" (3.58m x 2.26m)

Power and lighting.

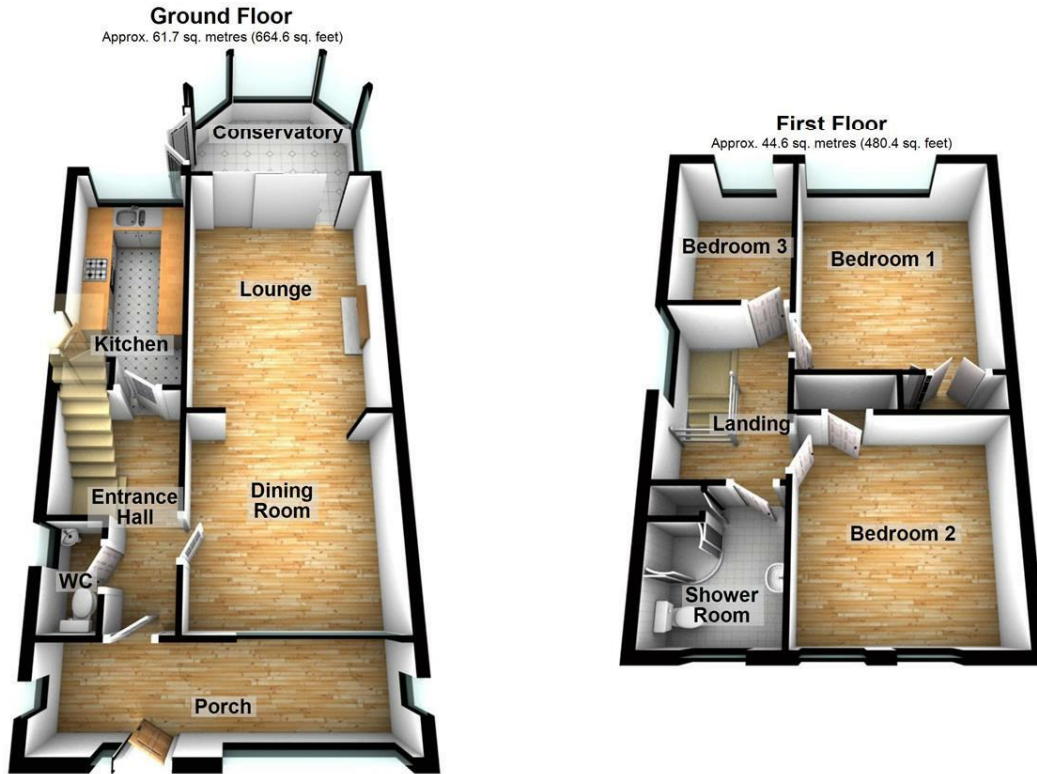
Rear Outlook



Note for Prospective Buyers

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

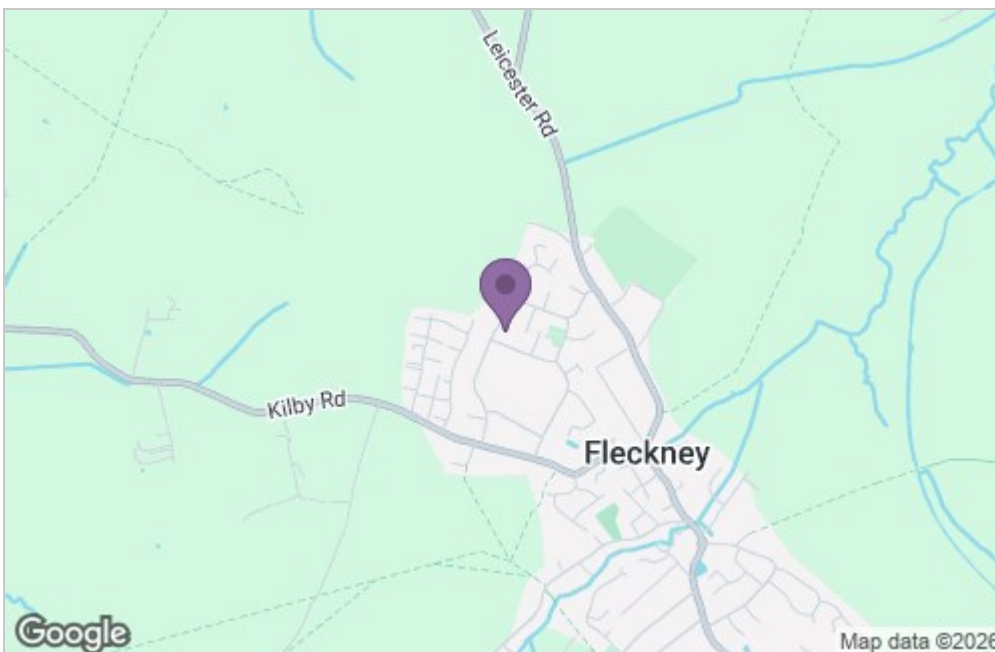
Floor Plan



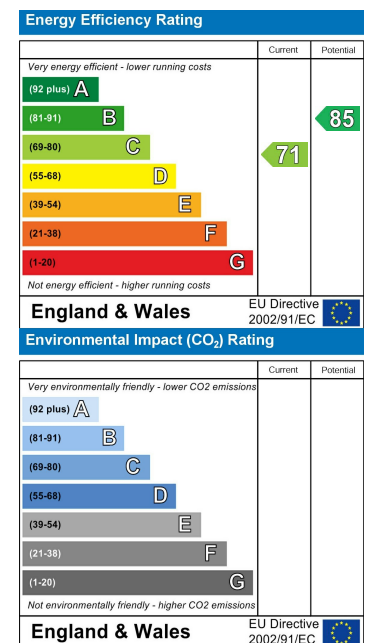
Total area: approx. 106.4 sq. metres (1145.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise