

Lovelace Way, Fleckney

Offers Over £280,000

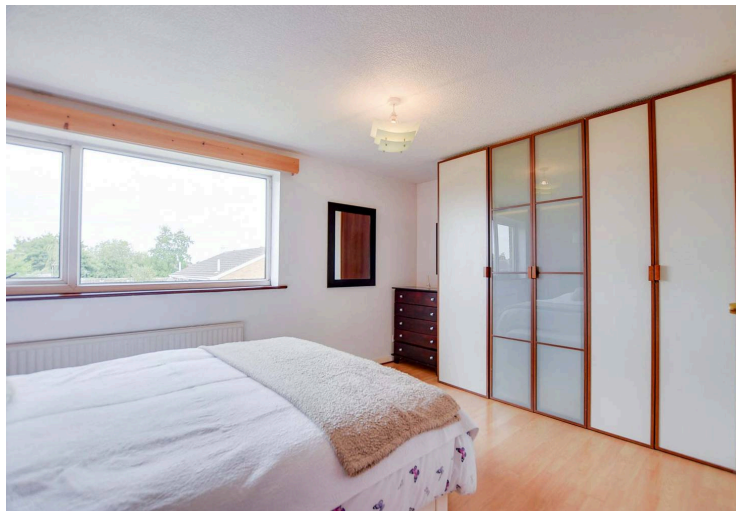
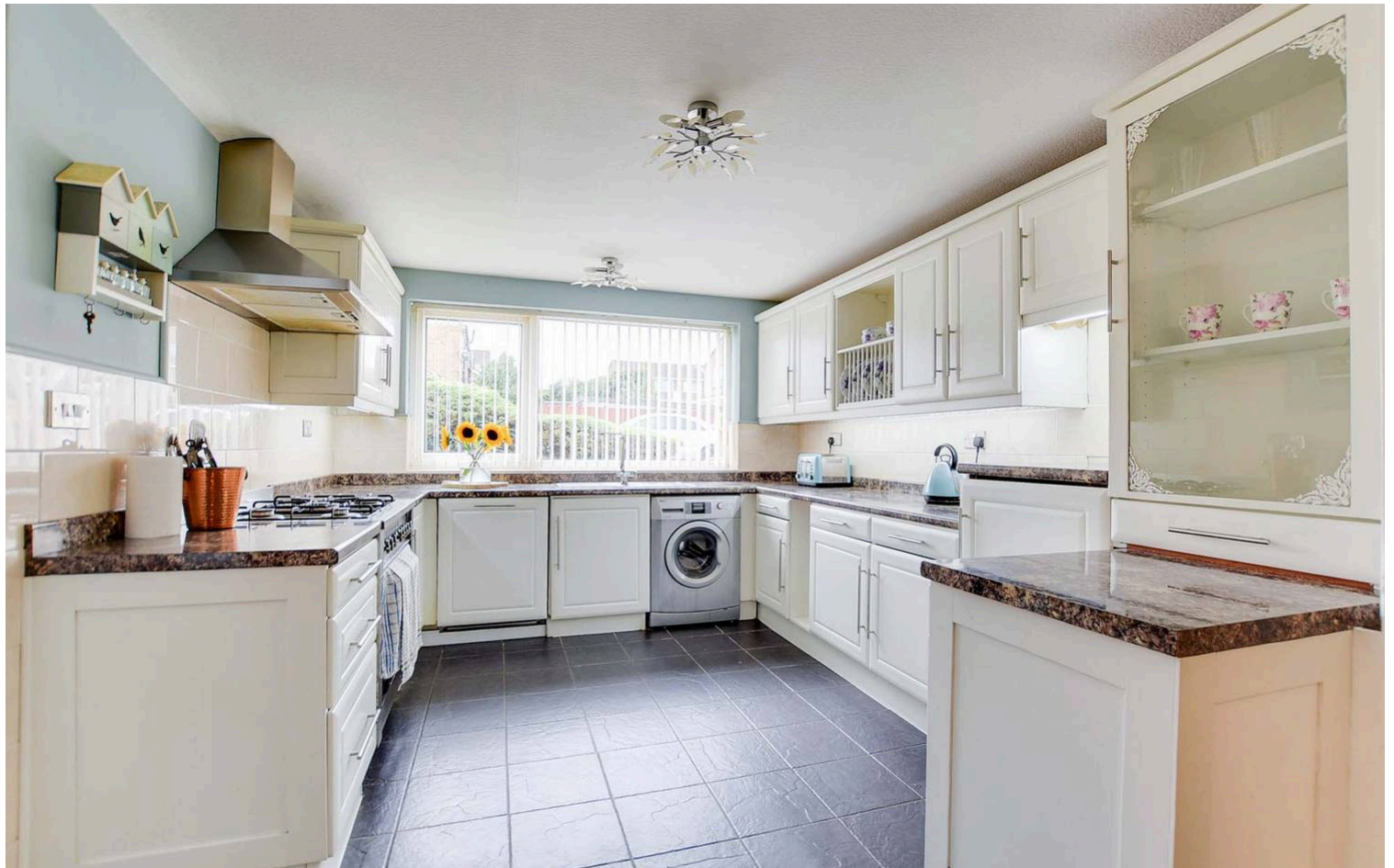
An excellent family or starter home in the heart of Fleckney. This three-bedroom detached property offers extended living space, gardens, driveway and garage, with further potential to extend (STPP).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

With stairs to first floor, laminate floor, internal door to garage, radiator.

Ground Floor WC 5' 10" x 5' 9" (1.78m x 1.76m)

With double glazed window to the side elevation, low-level WC, wash hand basin, tiled floor, cupboard housing boiler.

Sitting Room 22' 3" x 14' 2" (6.77m x 4.31m)

With double glazed window to the rear elevation, double glazed French doors to the rear elevation, living flame effect gas fire, TV point, under stairs storage cupboard, radiator.

Kitchen Dining Room 22' 5" x 10' 4" (6.84m x 3.15m)

With double glazed window to the front elevation, double glazed door to the side elevation, stainless steel sink and drainer unit, a range of wall units having under unit lighting, base units with work surface over, gas cooker point with stainless steel chimney hood over, display cabinets, plumbing for washing machine, built-in dishwasher, part tiled and part laminate floor, part tiled walls, radiator.



First Floor Landing

With double glazed window to the side elevation, and loft access.

Bedroom One 14' 1" x 11' 10" (4.30m x 3.60m)

With double glazed window to the rear elevation, fitted wardrobes, a built-in wardrobe, an airing cupboard, radiator.

Bedroom Two 11' 9" x 10' 4" (3.59m x 3.15m)

With double glazed window to the front elevation, a radiator.

Bedroom Three 13' 1" x 7' 10" (4.00m x 2.40m)

With double glazed window to the rear elevation, a radiator.

Bathroom 10' 2" x 5' 11" (3.10m x 1.80m)

With double glazed window to the front elevation, roll top bath with mixer shower attachment, a separate shower cubicle with an electric shower, a low-level WC, a wash hand basin, inset ceiling spotlights, clad walls, a laminate floor, heated towel rail.

Front Garden

Paved and lawn front garden with hedging.

Rear Garden

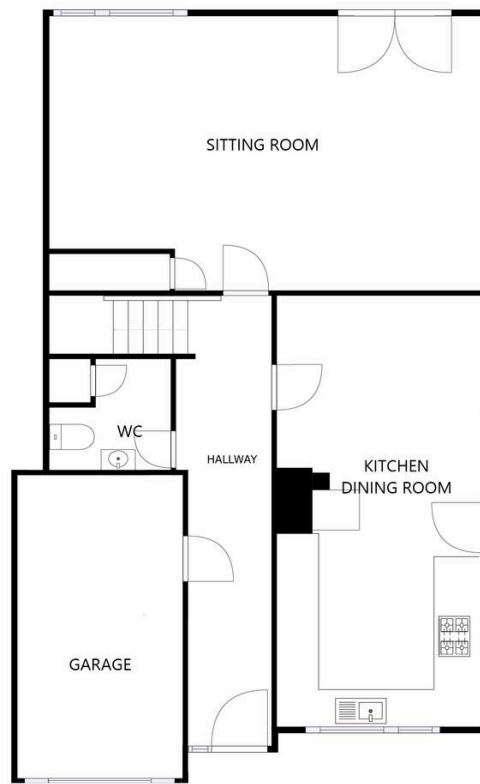
With decked area (in need of repair), pond, lawn, flowerbeds and shrubs, fencing to the perimeter.

Driveway

For approx 1 vehicle.

Garage 1 vehicle

4.99 m x 2.65 m. With up and over door to the front elevation.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.