

## 7b Saddington Road, Fleckney, LE8 8AX



**£299,000**

AN IDEAL INVESTMENT OPPORTUNITY! BUSINESS NOT AFFECTED.

Well situated in this popular and vibrant village is this freehold property which comprises a retail/business unit on the ground floor (currently a hairdressing salon) and a self contained one bedroom residential apartment on the first floor.

The ground floor is on a recurring five year lease, to be renewed in April 2026, and the first floor is occupied on a periodic assured shorthold tenancy. Full details available upon request.

*Service without compromise*

# ADAMS & JONES

## GROUND FLOOR SALON

Open Plan Reception & Salon Area 22'5" x 15'6"  
(6.83m x 4.72m)



Upvc double glazed front door and display window. Tiled floor and raised area. Radiators. Doorway to:-

### Salon Area (Photo 2)



Kitchenette 6'0" max x 6'0" max (1.83m max x 1.83m max)

Laminated work surface. Single sink and drainer. Two opaque double glazed windows. Access to rear office and door to:-

### WC

Low level WC and wash hand basin.

Rear Office 11'11" x 11'11" (3.63m x 3.63m)



Double glazed window to the rear and opaque glazed door leading outside. Electric radiator. Door to spacious walk in utility cupboard with plumbing for automatic washing machine.

### Outside

Access to a brick constructed store and external staircase to the first floor apartment (1b, Victoria Street)

### 1B VICTORIA ST

### Hall

Accessed via opaque double glazed front door. Door to shower room and access to lounge, kitchen and inner hall.

### Shower Room



Tiled shower cubicle with electric shower fitment.

*Service without compromise*

Pedestal wash hand basin. Low level WC. Wall mounted gas fired combination central heating boiler. Radiator. Opaque double glazed window.

**Kitchen 8'11" x 6'10" (2.72m x 2.08m)**



Fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Freestanding four ring electric cooker. Stainless steel one and a half sink and drainer. Space and plumbing for automatic washing machine. Radiator. Opaque glazed window.

**(Kitchen Photo Two)**



**Lounge 16'6" x 9'3" (5.03m x 2.82m)**



Double glazed window to the front elevation. Radiator. Television point.

**(Lounge Photo Two)**



**Inner Hall**

Fitted shelving and door to:-

## Bedroom 12'0" x 12'0" (3.66m x 3.66m)

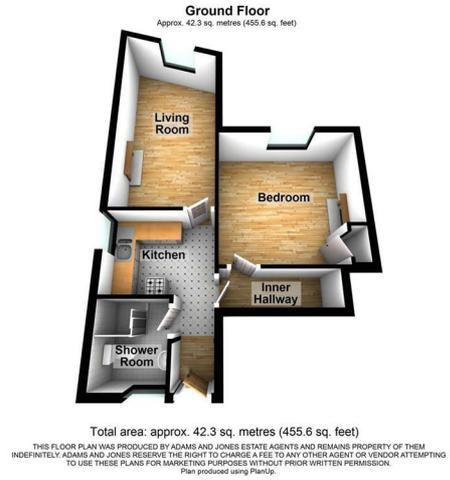


Double glazed window to the front elevation. Built in wardrobe. Radiator.

### (Bedroom Photo Two)



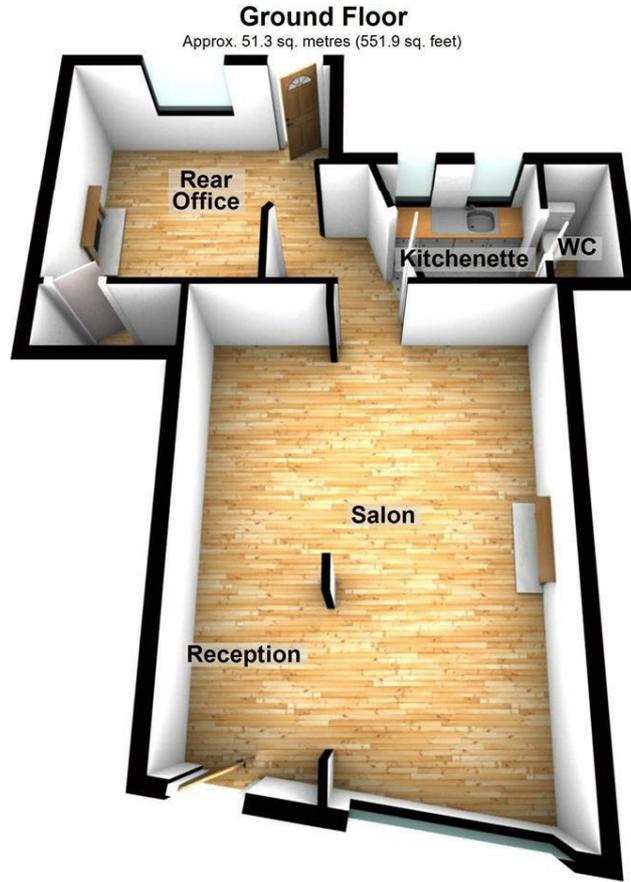
## 1b Victoria Street Floorplan



### 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.

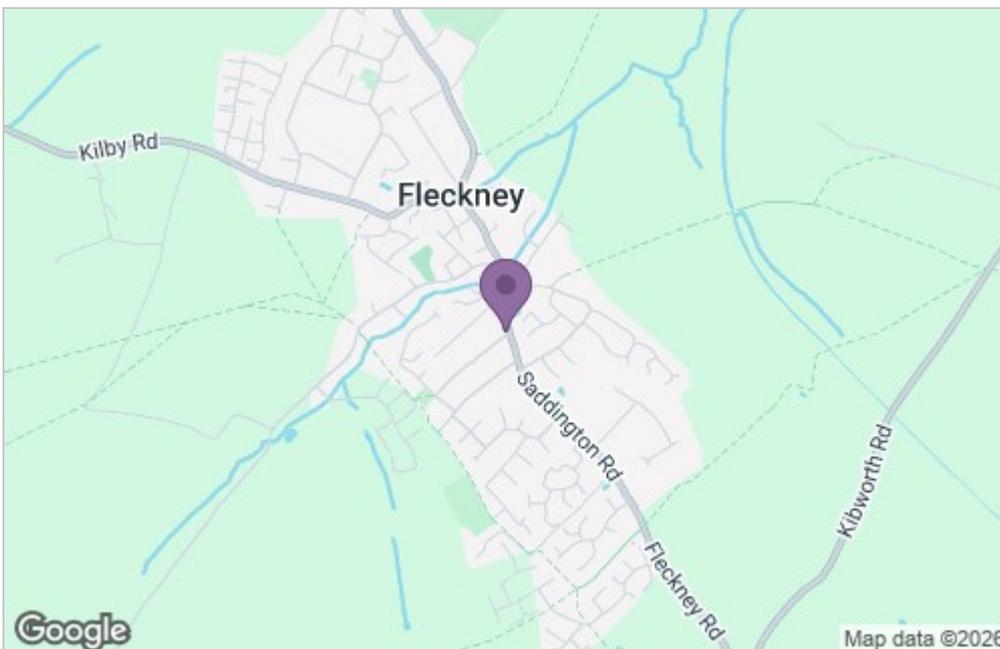
## Floor Plan



Total area: approx. 51.3 sq. metres (551.9 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

