



The Meer, Fleckney

Offers in Excess of £310,000 Freehold

Well-presented detached bungalow in Fleckney featuring spacious single-level living, conservatory, mature rear garden, driveway, garage, and two versatile bedrooms close to local amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:D



Knightsbridge
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Entrance Porch / Hall

Entered via a double-glazed door, with dado rail, door providing access to the lounge, and a radiator.

Lounge

15' 9" x 17' 7" (4.80m x 5.37m)

(minimising to 3.98m) Light and airy, cosy living room boasting plenty of natural light coming through the double-glazed window to the front elevation. Also featuring a living flame gas fire with surround and hearth, coving to the ceiling, dado rail, television point, and a radiator.

Kitchen

10' 4" x 6' 11" (3.15m x 2.10m)

Stylish kitchen having plenty of natural light coming through the double-glazed window to the rear elevation, also having a double-glazed door providing access to the side pathway to the garden. There is a range of stylish grey base and wall units accompanied by granite-effect roll-edge laminated work surfaces incorporating a sink drainer and mixer tap. Integrated appliances include an inset four-ring ceramic electric hob and oven with an extraction hood over. There is plumbing for a washing machine and plumbing for a dishwasher.



Bedroom One

16' 4" x 8' 6" (4.97m x 2.58m)

The principal bedroom boasts plenty of natural light coming through the double-glazed window to the front elevation, also featuring a range of built-in wardrobes, coving to the ceiling, a television point, and a radiator.

Bedroom Two / Dining Room

11' 9" x 7' 3" (3.58m x 2.22m)

Beautifully decorated bedroom, which is currently used as a dining room, having natural light flowing through the double-glazed window to the side elevation and a radiator, together with double doors providing access to the double-glazed conservatory.

Double-Glazed Conservatory

11' 3" x 10' 8" (3.44m x 3.25m)

Boasting plenty of natural light flowing through the double-glazed windows to the rear and side elevations, in addition to having double-glazed French doors providing views and access to the rear garden, ceramic tiled flooring, and a television point.

Shower Room

7' 1" x 5' 4" (2.17m x 1.63m)

Stylishly appointed three-piece shower room having natural light flowing through the double-glazed window to the rear elevation, a double shower tray with a shower screen and shower head over, a low-level WC, a wash hand basin with under-basin storage, a wall-mounted mirror, fully tiled walls, and a radiator.

Rear Garden

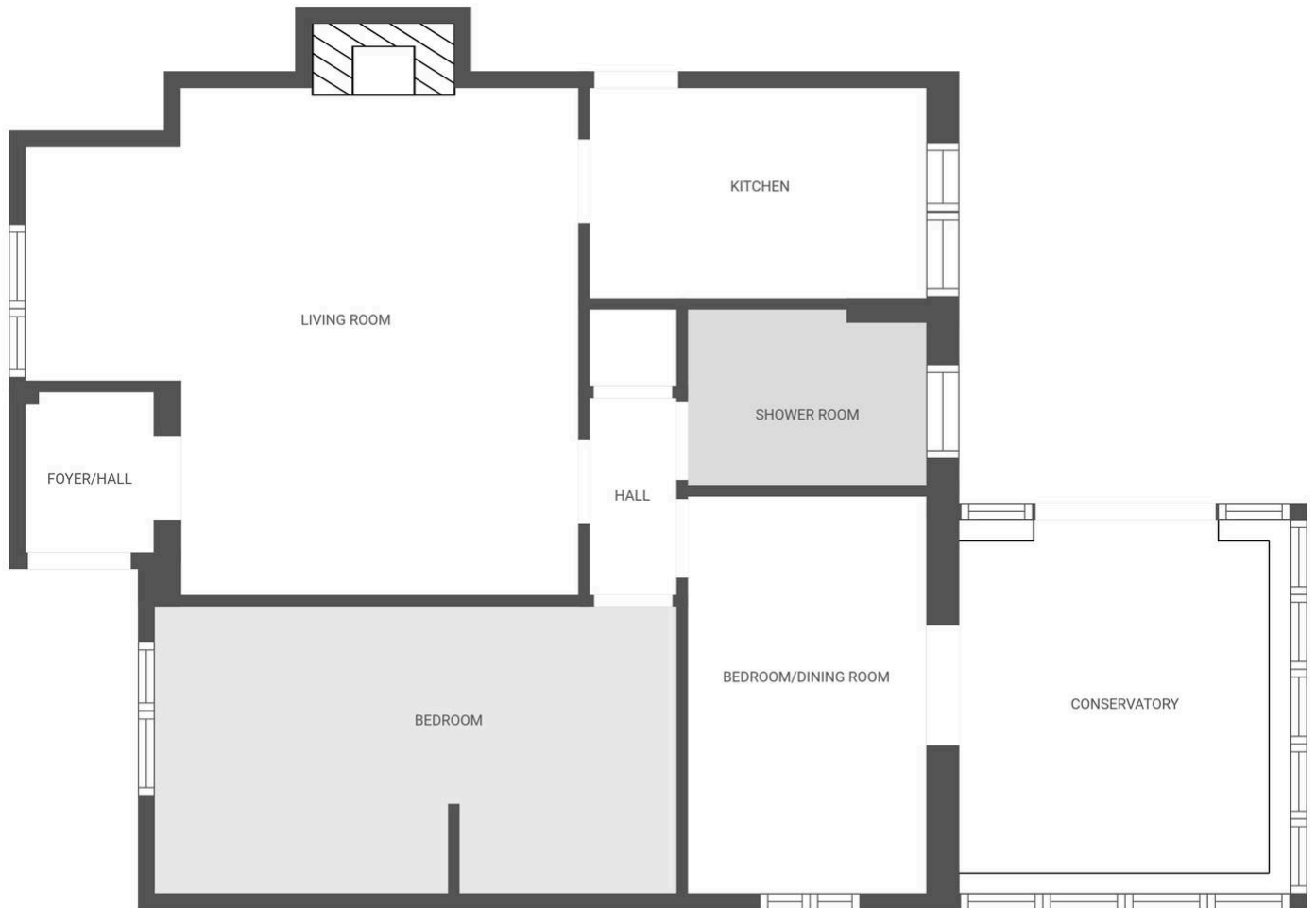
Beautifully maintained, having a patio seating area, well-maintained lawn, water feature, mature and established flower beds, and well-maintained borders.

Driveway

Tarmac driveway that can probably accommodate two vehicles.

Garage

There is an up-and-over door to the front elevation.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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