

63 Coleman Road, Fleckney, LE8 8BH



£325,000

A delightful three bedroom detached property improved via an extension to the front to include a new ground floor WC and extended hallway, conservatory at the rear and a partially converted garage to create a dining room. Further accommodation comprises; lounge, kitchen, landing, three bedrooms and a bathroom that has been opened up from its original bathroom/separate WC configuration. Outside there is a driveway leading to a store room (previously the front half of the original garage) and to the rear there is an attractive, generously proportioned rear garden. The property sits on a pleasant road within Fleckney village which provides a great range of local amenities and easy road connections to Leicester City and the M1 motorway network for the commuter.

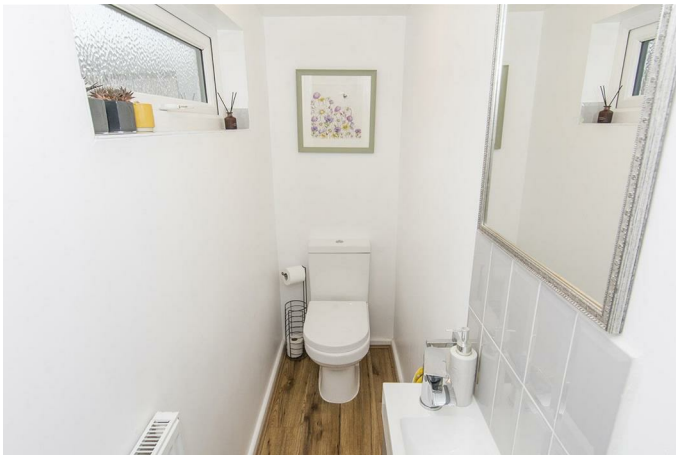
Service without compromise

Entrance Hall



Composite double-glazed front entrance door with UPVC double-glazed side lights. Radiator.

Ground Floor WC



Opaque UPVC double-glazed window to front. WC. Wash hand basin over storage unit. Radiator.

Lounge 18'4" x 11'7" (5.59m x 3.53m)



Opaque UPVC double-glazed window to side. Electric fire. Two radiators. Patio door through to conservatory.



Conservatory 8'6" x 7' (2.59m x 2.13m)



Brick base. UPVC double-glazed windows and French doors to the rear garden. Polycarbonate roof.

Kitchen 10'5" x 8'6" (3.18m x 2.59m)



UPVC double-glazed window to front. Timber double-glazed side entrance door. Fitted range of wall and floor mounted units with roll edge worktops. Stainless steel sink. Space for cooker. Space and plumbing for dishwasher and washing machine. Wall mounted gas fired central heating boiler.



Dining Room 10'1" x 8'2" (3.07m x 2.49m)



Opaque UPVC double-glazed window to side. Radiator.



Landing

UPVC double-glazed window to side. Loft access hatch. Storage cupboard. Linen cupboard. Radiator.

Bedroom One 12'3" x 11'6" (3.73m x 3.51m)



UPVC double-glazed window to rear. Radiator.



Bedroom Two 12'1" x 11'5" (3.68m x 3.48m)



UPVC double-glazed window to front. Radiator.



Bedroom Three 8'8" x 11'6" (2.64m x 3.51m)



UOPVC double-glazed window to rear. Radiator.



Front



Lawned front garden with paved driveway. Outside store (front half of converted garage) with up and over access door.

Rear Garden



Of a generous size and mainly laid to lawn with paved patio. Variety of plant beds and borders.

Bathroom 10'4" x 5'4" (3.15m x 1.63m)



Opaque UPVC double-glazed window to side. WC. Wash hand basin over storage unit. Panelled bath with electric shower and glazed shower screen over. Tiled splash backs. Radiator.





checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

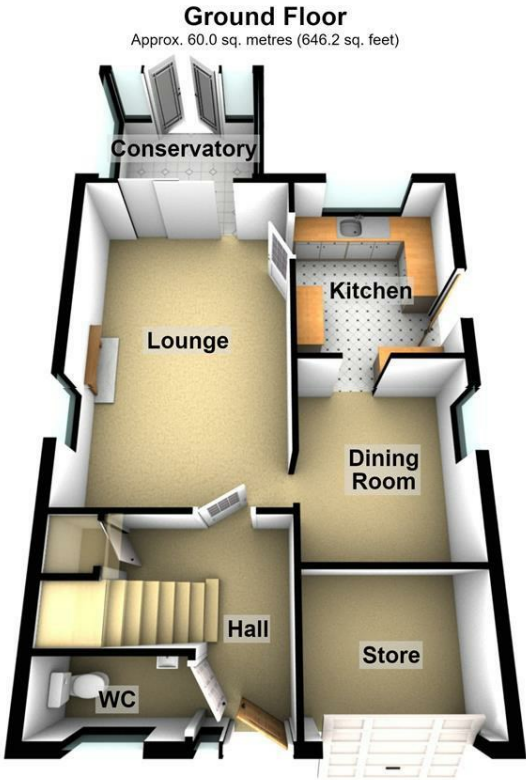


Note for Prospective Buyers



Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These

Floor Plan

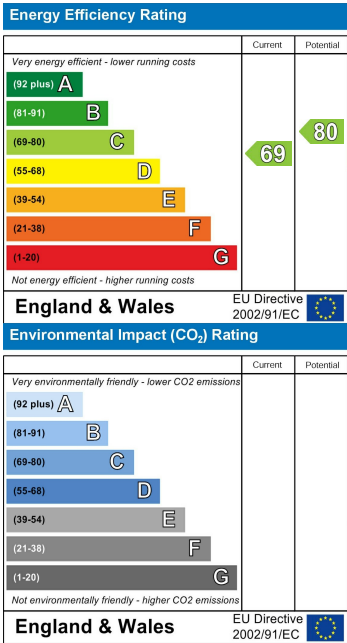


Total area: approx. 106.6 sq. metres (1147.6 sq. feet)

Area Map



Energy Efficiency Graph



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