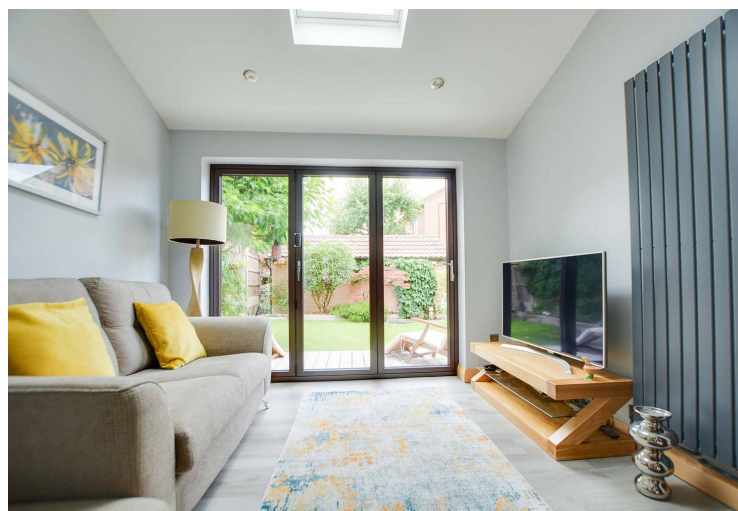
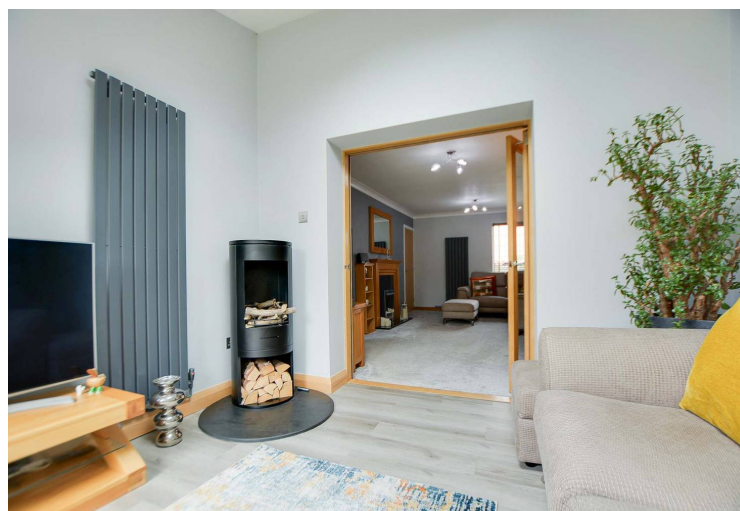




## The Meer, Fleckney

Offer Over £350,000

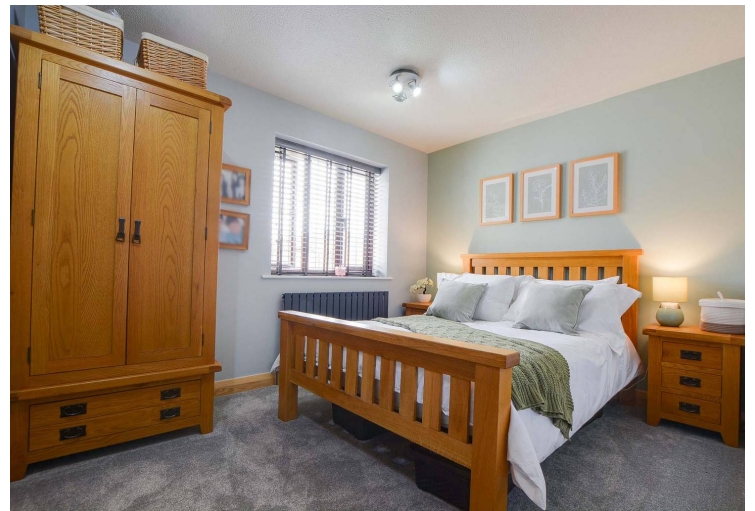
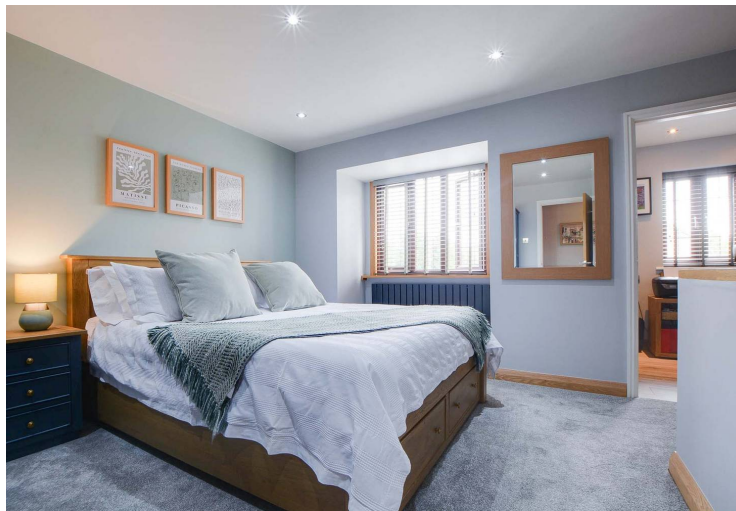
A BEAUTIFULLY PRESENTED executive detached family home situated on a CORNER PLOT position. The property has been extended, providing three reception rooms and THREE BEDROOMS alongside off road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





### Entrance Hall

With double glazed door to the front elevation, stairs to first floor.

### Ground Floor WC

With double glazed window to the side elevation, ceramic tiled floor, low-level WC, wash hand basin with storage below, part tiled walls, wall mounted mirror, ladder towel rail/radiator.

### Living Room 18' 0" x 10' 11" (5.49m x 3.32m)

With double glazed window to the front elevation, bi-folding doors to the sun lounge, ceiling coving, bio-fuel fire with surround and hearth, TV point, radiator.

### Sun Lounge 10' 3" x 8' 11" (3.12m x 2.72m)

With double glazed tri-folding doors to the rear elevation, double glazed skylight, spotlights, TV point, radiator.

### Dining Room 10' 4" x 7' 1" (3.16m x 2.17m)

With double glazed window to the front elevation, ceiling coving, radiator.



**Extended Breakfast Kitchen** 18' 6" x 13' 7" (5.65m x 4.13m)

Narrowing to 2.48 m. With double glazed window to the rear elevation, double glazed skylight window, spotlights, ceramic tiled floor, part tiled walls, a range of wall and base units with work surface over, sink and drainer, gas cooker point, extractor hood, splashback, integrated microwave, space for freestanding fridge freezer, mini breakfast bar, TV point, door leading to utility room, radiator.

**Utility Room** 8' 10" x 5' 2" (2.69m x 1.57m)

With double glazed window to the rear elevation, double glazed door to the rear garden, ceramic tiled floor, part tiled walls, wall and base units with work surface over, sink and drainer, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, radiator.

**First Floor Landing**

With built-in cupboard, loft access.

**Bedroom One** 13' 9" x 11' 11" (4.20m x 3.64m)

With double glazed window to the front elevation, spotlights, TV point, radiator, door leading to the study.

**Study** 6' 0" x 5' 2" (1.83m x 1.57m)

Providing an ideal conversion to an en-suite, with double glazed window to the front elevation, radiator.

**Bedroom Two** 11' 1" x 8' 8" (3.37m x 2.65m)

With double glazed window to the front elevation, radiator.

**Bedroom Three** 9' 2" x 8' 1" (2.79m x 2.46m)

With double glazed window to the front elevation, built-in cupboard, TV point, radiator.

**Shower Room** 9' 0" x 5' 11" (2.75m x 1.81m)

With double glazed window to the rear elevation, double shower cubicle, extractor fan, low-level WC, wash hand basin with storage below, tiled floor, tiled walls, ladder towel rail/radiator.

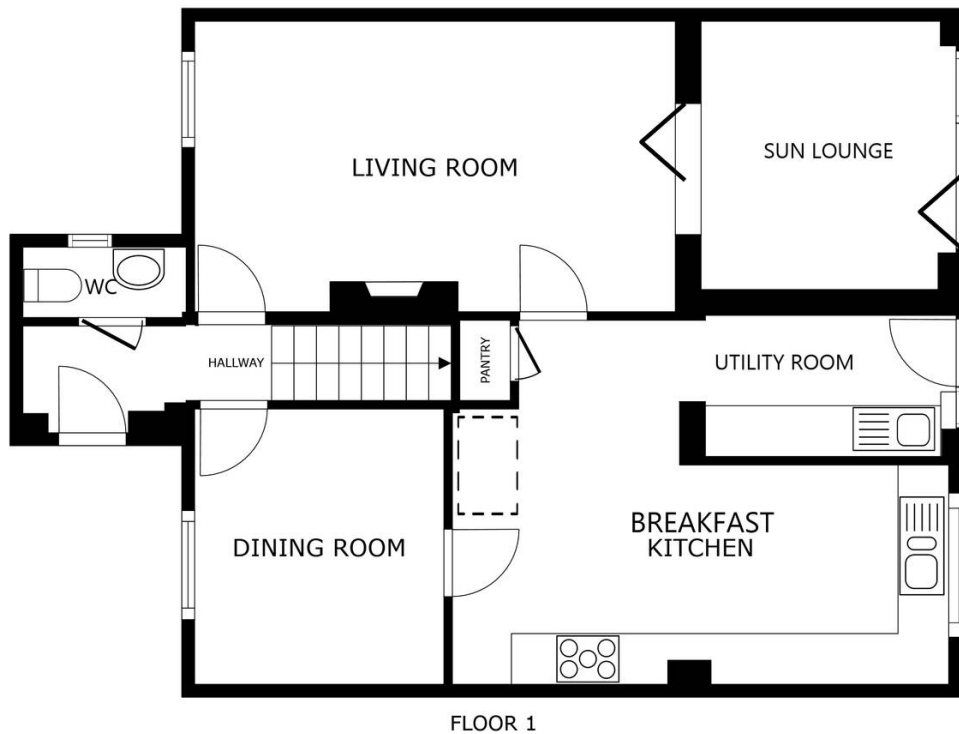
**Rear Garden**

A beautifully maintained rear garden with a paved patio seating area, lawn, flowerbeds and shrubs, walled perimeter.

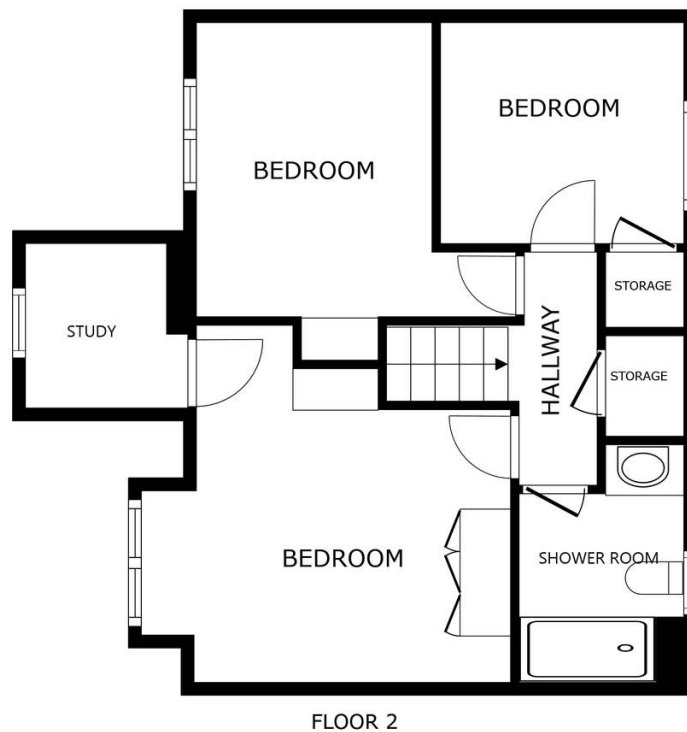
**Driveway** 1 Vehicle

**Garage** 1 Vehicle

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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**We'll keep you moving...**



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