

17 Wentworth Road, Fleckney, LE8 8TS



£240,000

Well located just a short distance from Fleckney village centre with its great range of local amenities is this well presented semi detached home, being offered through Adams & Jones with no upwards sales chain. Accommodation briefly comprises entrance hall, lounge, kitchen/diner, conservatory, landing, three bedrooms, bathroom and WC. Outside there is a driveway leading to single garage, lawned front garden and attractive landscaped rear garden.

Service without compromise

Entrance Hall

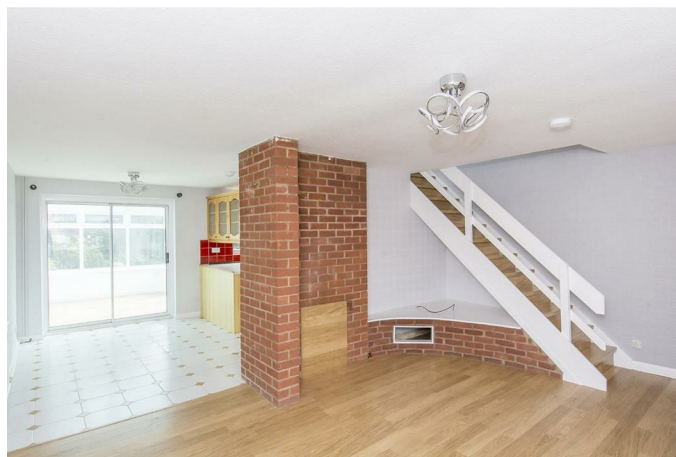


Composite double-glazed front entrance door. UPVC double-glazed window. Gas metre cupboard. Door through to lounge.

Lounge 16'10" x 12'4" approx (5.13m x 3.76m approx)



UPVC double-glazed window to front. Radiator. Stairs to first floor landing. Opening through to:



Kitchen/Diner 17'1" x 10'7" (5.21m x 3.23m)



UPVC double-glazed window to rear. UPVC double-glazed side entrance door. Radiator. Fitted range of timber faced wall and floor mounted units. Electric oven. Gas hob with extractor hood. Integrated fridge/freezer. Space and plumbing for washing machine. Worktops with stainless steel one and a half bowl sink inset. Tiled splash backs. Tiled flooring. Double-glazed sliding patio doors to conservatory.



Conservatory 10'6" x 8'0" (3.20m x 2.44m)



Brick base with UPVC double-glazed windows and roof. Ceiling fan. Electric radiator. UPVC double-glazed French doors leading out to the rear garden.

Landing



Opaque UPVC double-glazed window to side. Cupboard housing Worcester gas fired combination boiler. Loft access hatch.



Bedroom One 11'9" x 9'11" plus door recess (3.58m x 3.02m plus door recess)



UPVC double-glazed window to front with elevated views towards the village centre. Radiator.



Bedroom Two 11'7" x 8'0" plus door recess (3.53m x 2.44m plus door recess)



UPVC double-glazed window to rear. Radiator.



Bedroom Three 7'8" x 6'10" (2.34m x 2.08m)



UPVC double-glazed window to front with elevated views towards the village centre. Radiator.



Bathroom



Opaque UPVC double-glazed window to rear. White three piece suite comprising wash hand basin and panelled bath with built in shower and glazed shower screen. Tiled splash backs. Radiator.



WC



Opaque UPVC double-glazed window to side. White low level WC. Wall mounted vanity unit.

Front

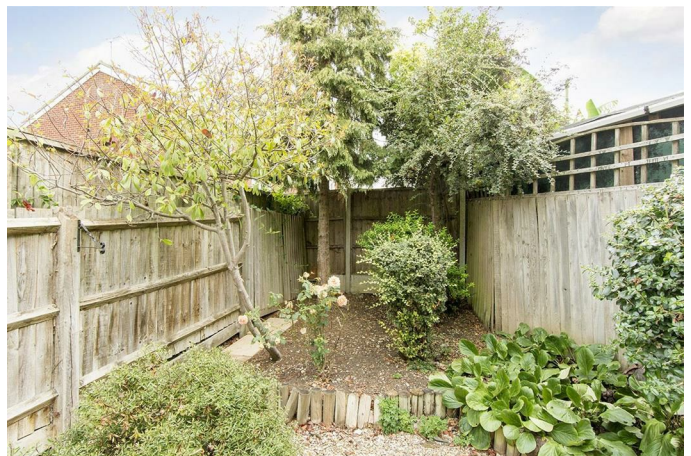


Paved and gravelled driveway leading to garage. Lawned front garden with gravelled shrub bed to front. Gated side access leading through to the rear garden.

Rear Garden



Landscaped with a variety of block paved patio areas and pathways, gravelled areas and plant borders. Water point.





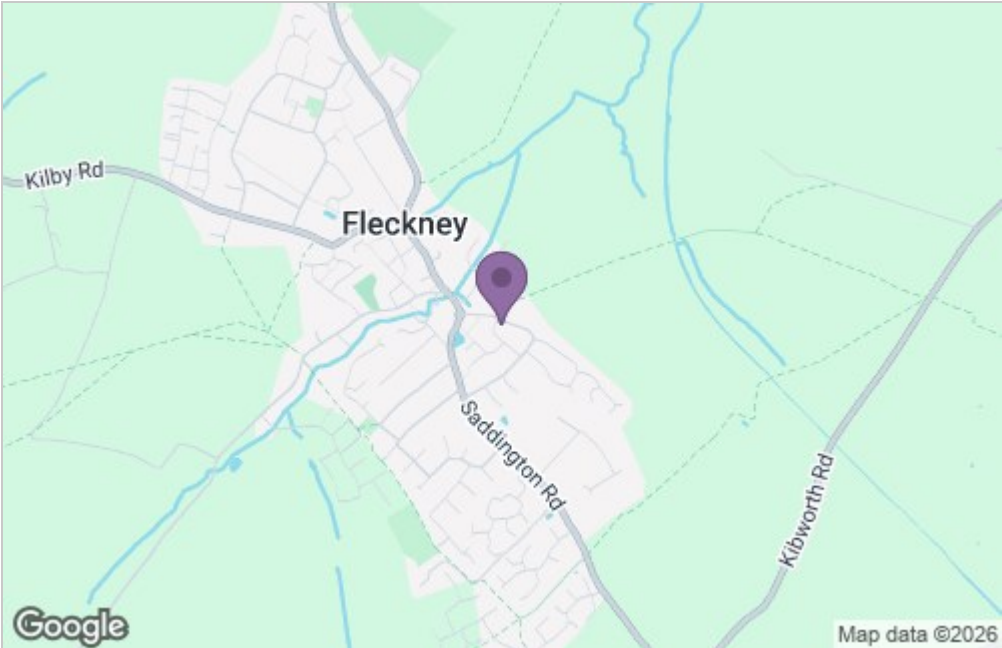
Note For Prospective Buyers

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



Area Map



Energy Efficiency Graph

