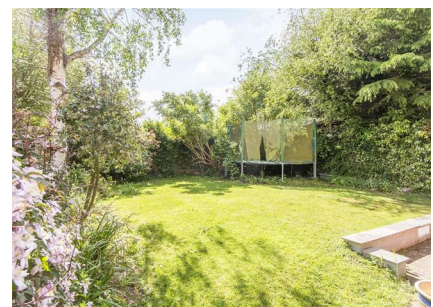


## 3 Lamplighters, Fleckney, LE8 8LL



### Offers Over £375,000

Situated in a small quiet cul de sac in this popular village is this spacious detached family home. The gas centrally heated and double glazed accommodation briefly comprises: Entrance hall, cloakroom/WC, extended kitchen and breakfast room, utility room, lounge/diner, study/playroom, galleried landing, four double bedrooms, en-suite shower room and family bathroom

There is also a private South facing rear garden, off road parking for two cars and an integral single garage.

The property is offered with the benefit of no upward chain.

*Service without compromise*

## Entrance Hall



Accessed via leaded double glazed front door. Stairs rising to the first floor. Telephone point. Leaded double glazed window. Security alarm system. Radiator. Doors to rooms.

## Cloakroom/WC



Wash hand basin and low level WC. Radiator. Opaque double glazed window.

## Study/Playroom 11'8" into bay x 8'10" (3.56m into bay x 2.69m)



Leaded double glazed bay window to the front. Radiator. Wood laminate flooring.

## Lounge 13'10" x 12'6" (4.22m x 3.81m)



Double glazed French doors opening out to the rear garden. Feature cast iron wood burning stove. Two wall lights. Two double glazed windows to the rear. Television point.

(Lounge Photo Two)



(Kitchen/Breakfast Room Photo Two)



Kitchen/Breakfast Room 19'6" x 12'2" (5.94m x 3.71m)

(Kitchen Area Photo)



Range of fitted base and wall units. Laminated work surfaces with complementary tiled splash backs, Fitted double oven and four ring gas hob with extractor hood over. Fitted under counter fridge and automatic dishwasher. One and a half sink and drainer. Tiled flooring. Radiator. Double glazed door leading out to the rear garden. Double glazed window to the rear and further opaque double glazed window. Door to:-

(Breakfast Area Photo)



Utility Room 8'5" x 5'0" (2.57m x 1.52m)



Fitted base and wall units. Laminated work surfaces and complementary tiled splash backs. Space and plumbing for automatic washing machine. Gas fired combination central heating boiler. Radiator. Double glazed door leading outside.

Galleried Landing



Timber balustrade. Leaded double glazed window to the front elevation. Radiator. Access to loft space. Doors to rooms.

Bedroom One 13'10" x 12'7" (4.22m x 3.84m)



Double glazed window to the rear. Radiator. Television point. Door to:-

(Bedroom One Photo Two)



## En-Suite Shower Room



Tiled shower cubicle with mains shower fitment. Corner wash hand basin. Low level WC. Complementary tiling. Radiator. Extractor fan.

## Bedroom Two 12'3" x 10'4" (3.73m x 3.15m)



Double glazed window to the rear aspect. Radiator. Built in wardrobe.

## (Bedroom Two Photo Two)



## Bedroom Three 12'4" x 8'9" (3.76m x 2.67m)



Leaded double glazed window to the front elevation. Radiator.

## (Bedroom Three Photo Two)



## Bedroom Four 9'3" x 8'11" min (2.82m x 2.72m min)



Leaded double glazed window to the front elevation. Radiator.

(Bedroom Four Photo Two)



## Bathroom



Panelled bath with mixer shower attachment. Pedestal wash hand basin. Low level WC. Complementary tiling. Electric shaver point. Radiator. Opaque double glazed window.

## Outside



To the front of the property is block paved parking for two cars. There is a lawned area with privet hedging, and gated side pedestrian access to the rear garden.

The rear garden is laid mainly to lawn and private being enclosed by high hedging and timber lap fencing. There is a paved patio area and further paving to the side of the house with a garden store,



(Outside Photo Two)



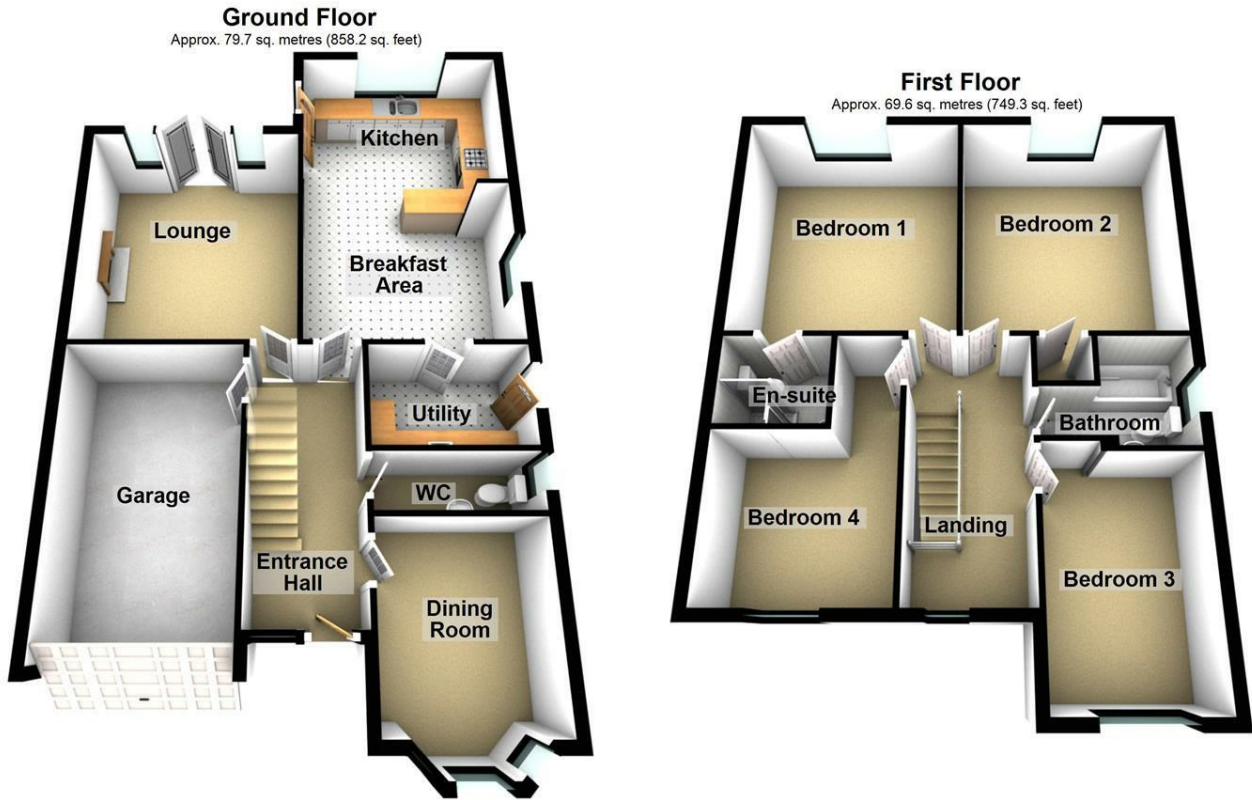
(Rear Aspect Photo)



**Garage 15'11" x 8'3" (4.85m x 2.51m)**

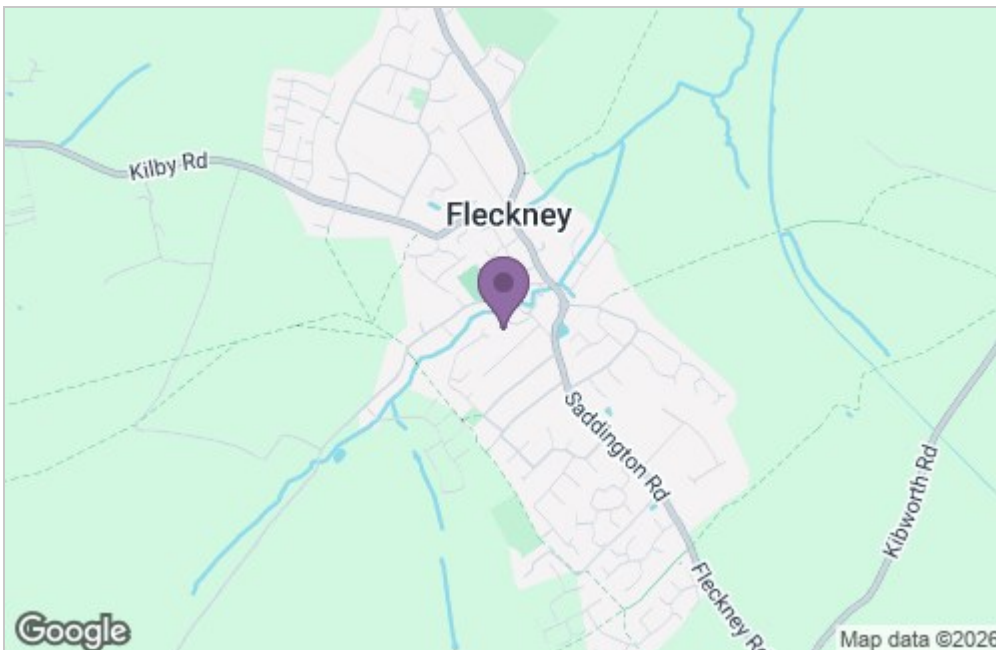
Integral garage with remote controlled roller door, power, lighting and personal door to the hall.

## Floor Plan

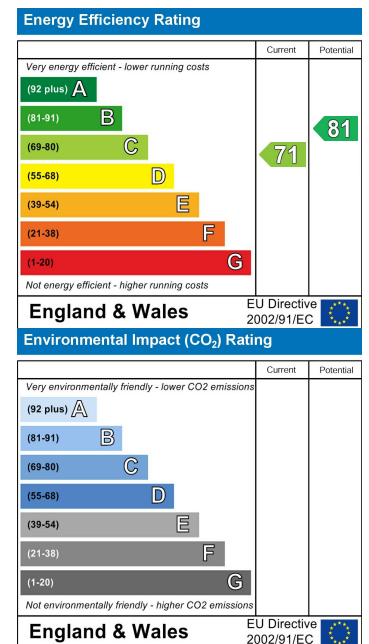


Total area: approx. 149.3 sq. metres (1607.5 sq. feet)

## Area Map



## Energy Efficiency Graph



*Service without compromise*