

55 Manor Road, Fleckney, LE8 8TN



£289,950

Backing directly onto stunning open countryside with the canal in the distance is this superb three bedroom detached home, priced keenly to sell through Adams & Jones estate agents. The property is located in Fleckney village within easy reach of its great range of local amenities. Accommodation briefly comprises entrance hallway, lounge, kitchen/diner, conservatory, landing, three bedrooms and bathroom. To the outside the property is set well back from the road by a lawned front garden and driveway leading to a single garage. At the rear, the garden was extended by the current owners, now offering generous proportions and backing on to the stunning aforementioned country views.

Service without compromise

Entrance Hallway



UPVC double-glazed opaque front entrance door. Opaque UPVC double-glazed window. Two radiators. Stairs to first floor landing. Door through to:

Lounge 16'8" max / 13'9" min x 12'2" (5.08m max / 4.19m min x 3.71m)



UPVC double-glazed window to front. Gas fire with polished stone back panel and hearth with timber mantle over. Radiator.



Kitchen/Diner 16'8" x 10'9" (5.08m x 3.28m)



UPVC double-glazed window to rear. Door through to conservatory. Fitted range of gloss faced wall and floor mounted kitchen units. Stainless steel one and a half bowl sink. Electric oven. Induction hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Cupboard housing gas central heating boiler.



Conservatory 13'7" x 8'9" (4.14m x 2.67m)



Brick base with UPVC double-glazed windows with French doors to garden. Polycarbonate roof. Tiled flooring.

Landing

UPVC double-glazed window to side. Airing cupboard.

Bedroom One 11'1" max x 11'8" (3.38m max x 3.56m)



UPVC double-glazed window to front. Range of fitted wardrobes, cupboards and drawers. Radiator.





Bedroom Three 7'7" x 6'8" (2.31m x 2.03m)

UPVC double-glazed window to front. Radiator.

Bathroom 6'8" x 6'0" (2.03m x 1.83m)



Opaque UPVC double-glazed windows to rear and side aspects. WC. Wash hand basin. Panelled bath with shower mixer tap over. Tiled splash backs. Radiator.

Bedroom Two 11'7" x 11'0" max / 7'9" min (3.53m x 3.35m max / 2.36m min)



UPVC double-glazed window to rear with country views. Radiator.



Front

Lawned front garden with block paved driveway and pathway leading to front entrance door and gated side access.

Garage

Up and over vehicle access door. Power connected. Rear entrance door leading to rear garden.



Rear Garden



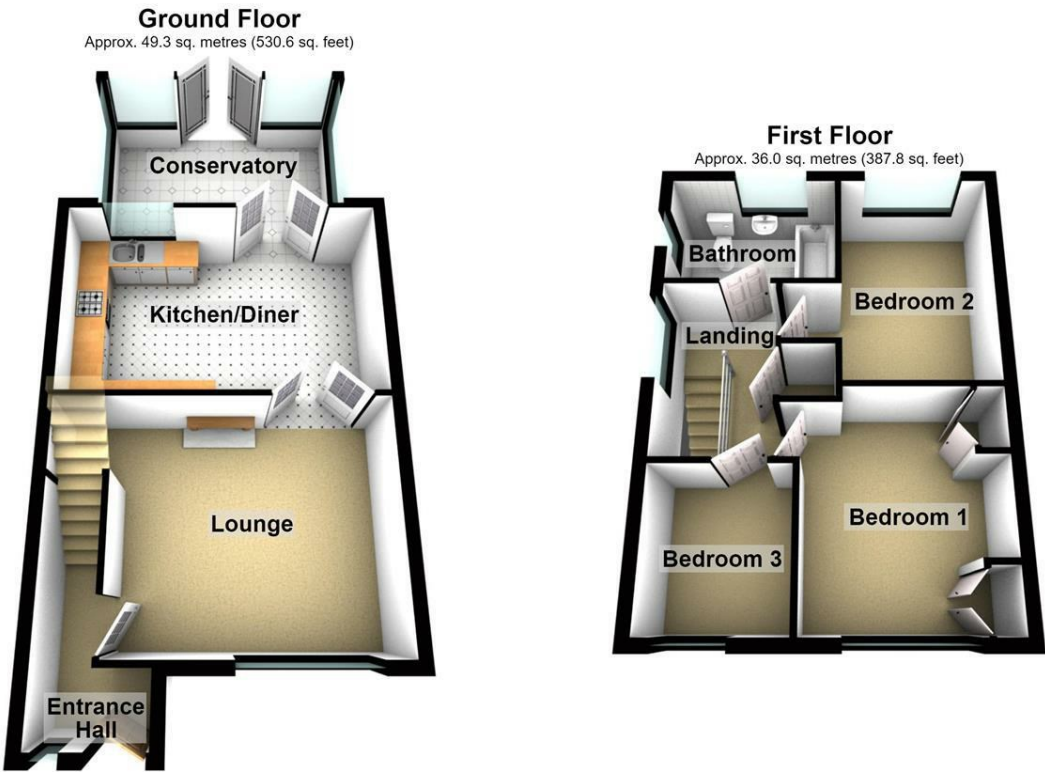
Having been extended by the current vendors, the garden extends to a generous length and is mainly laid to lawn with timber fencing backing on to stunning open countryside.



Note For Prospective Buyers

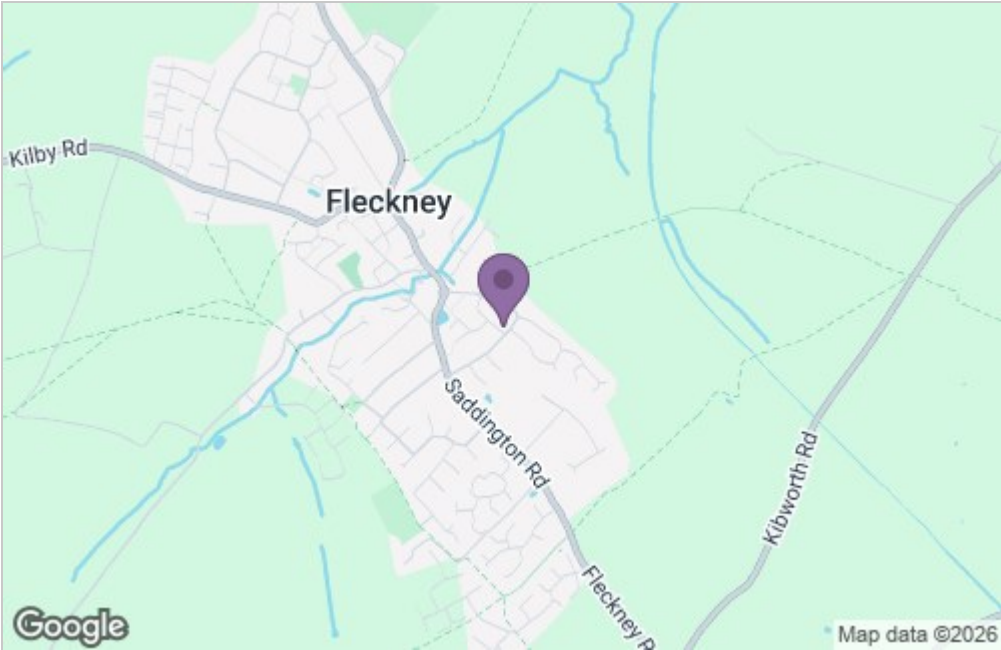
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 85.3 sq. metres (918.4 sq. feet)

Area Map



Energy Efficiency Graph

