



- Three Double Bedrooms Plus Study
- Living Room With Log Burner
- En-Suite & Family Bathroom
- Well-Presented Throughout

- Extended Sun Room
- Modern Kitchen
- Garage & Driveway
- Private Enclosed Rear Garden

Rectory Lea, Fillingham, DN21 5GE
Offers Over £320,000





Starkey&Brown is delighted to present this immaculately three-bedroom semi-detached home positioned on Rectory Lea within the desirable village of Fillingham. The property offers spacious and thoughtfully upgraded living throughout, ideal for modern family living. Accommodation comprises a welcoming entrance hall, a spacious living room featuring a log burner, a well-equipped kitchen to the rear of the property, which opens into an extended sun room creating a bright and sociable space for dining and entertaining with views over the rear garden. The ground floor also benefits from a generous study which could equally be utilised as a playroom/snug or an additional reception room and a downstairs WC. Rising to the first floor are three double bedrooms with the master bedroom benefitting from a dressing area and en-suite shower room. Two further double-bedrooms and a family bathroom. Both bathrooms and the kitchen have been upgraded within recent years to a high standard. Further benefits include gas central heating and uPVC double-glazing throughout. Externally, the property has a driveway, off-street parking for multiple vehicles, and access to a single garage. To the rear of the property, there is a private enclosed garden, mostly laid to lawn with a patio seating area. The village of Fillingham offers a peaceful and rural setting whilst being near villages and towns that provide shops, schooling, and everyday amenities. Council tax band: C. Freehold.



uPVC composite door leading to:

Entrance Hall

Tiled flooring, a coved ceiling, a radiator, and a staircase to the first floor. Access to:

Living Room

22' 3" x 9' 7" (6.78m x 2.92m)

French doors leading to the rear, uPVC double-glazed sash windows to the front and side aspect, carpeted, a coved ceiling, a radiator, a log burner (chimney recently swept), and an exposed brick mantelpiece.

Kitchen

20' 8" x 7' 8" (6.29m x 2.34m)

Newly fitted kitchen. Having a range of base and wall units with countertops, an integrated oven, a dual microwave oven, a 4-ring induction hob with overhead extractor fan, space and plumbing for white appliances, an integrated dishwasher, a breakfast island with additional storage, an integral sink with mixer tap, space for an American-style fridge freezer, tiled flooring, and a vertical radiator. Open access leading into:

Extended Sun Room

13' 11" x 8' 8" (4.24m x 2.64m)

Having uPVC double-glazed windows and a brick surround, a uPVC door leading to the rear, tiled flooring, and LED lighting.

Study

10' 11" x 10' 8" (3.32m x 3.25m)

Having a double-glazed sash window to the front aspect, carpeted, a coved ceiling, and a radiator.

Downstairs WC

Having a low-level WC, a wash hand basin, tiled flooring, an extractor fan, and a radiator.

First Floor Landing

Having an airing cupboard housing the hot water tank, shelving, a double-glazed sash window to the front aspect, a radiator, and a coved ceiling.

Bedroom 1

14' 2" x 11' 11" (4.31m x 3.63m)

Having a uPVC double-glazed sash window to the front aspect, carpeted, a coved ceiling, and a radiator. Open access leading into:

Dressing Room

8' 1" x 4' 5" (2.46m x 1.35m)

Having His&Her's wardrobe, carpeted, a coved ceiling, a uPVC double-glazed sash window to the rear aspect, and a radiator. Access to:

En-Suite

Recently upgraded. Three-piece suite comprising a low-level WC, a wash hand basin with under storage, a walk-in shower cubicle with rainfall and handheld shower unit, laminate flooring, a frosted sash window to the rear aspect, a chrome towel rail, an extractor fan, a shaver point, and a tiled splashback.

Bedroom 2

11' 7" x 10' 11" (3.53m x 3.32m)

Having a uPVC double-glazed sash window to the rear aspect, carpeted, a coved ceiling, and a radiator.

Bedroom 3

10' 11" x 10' 8" (3.32m x 3.25m)

Having a uPVC sash window to the front aspect, carpeted, a coved ceiling, and a radiator.

Bathroom

Upgraded 2026. Three-piece suite comprising a panelled bath with overhead shower, a low-level WC, a wash hand basin with under storage, laminate flooring, mostly laid walls, LED lighting, a frosted sash window to the rear, a chrome towel rail, and an extractor fan.

Outside Front

Block paved drive for multiple vehicles, a small lawned area, and hedged borders. Access to:

Garage

18' 6" x 9' 10" (5.63m x 2.99m)

Having an up-and-over door, rear door access, power, and electrics.

Outside Rear

Mostly laid to lawn with patio seating area, fully fenced surround, wood store, and side gate access.





GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.

1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA - 1586 sq.ft. (147.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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