



Garner Way, Fleckney

3  2  1  B 



- THREE BEDROOM SEMI DETACHED HOME
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- IDEAL LOCATION

SellMyHome are proud to present to market this beautifully presented three-bedroom semi-detached home located on Garner Way in the sought-after village of Fleckney, LE8.

This modern property offers spacious and versatile living across three floors, making it ideal for families, couples, or professionals seeking contemporary comfort and convenience.

The ground floor comprises a welcoming entrance hall with a convenient downstairs W/C, a bright and airy living room, and a well-appointed kitchen/dining room perfect for everyday living and entertaining guests.

On the first floor, you'll find two well-proportioned bedrooms and a stylish family bathroom. The top floor is dedicated to the impressive principal bedroom, featuring built-in storage and a private en-suite shower room for added comfort.

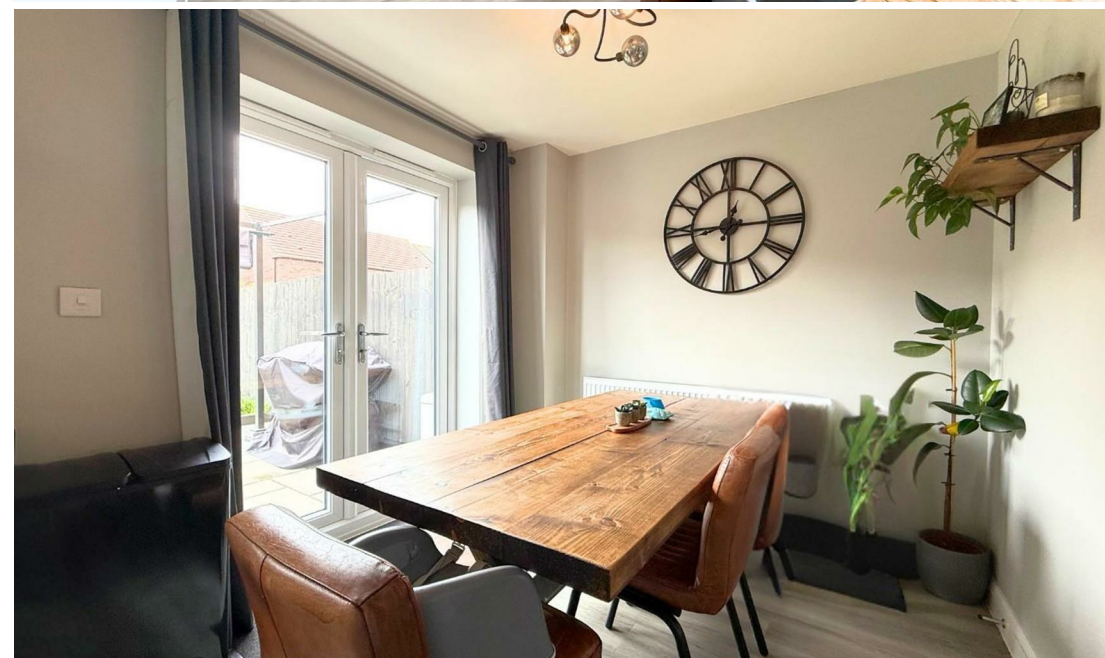
Externally, the home boasts off-road parking for multiple vehicles and a private rear garden, offering outdoor space for relaxation or entertaining.

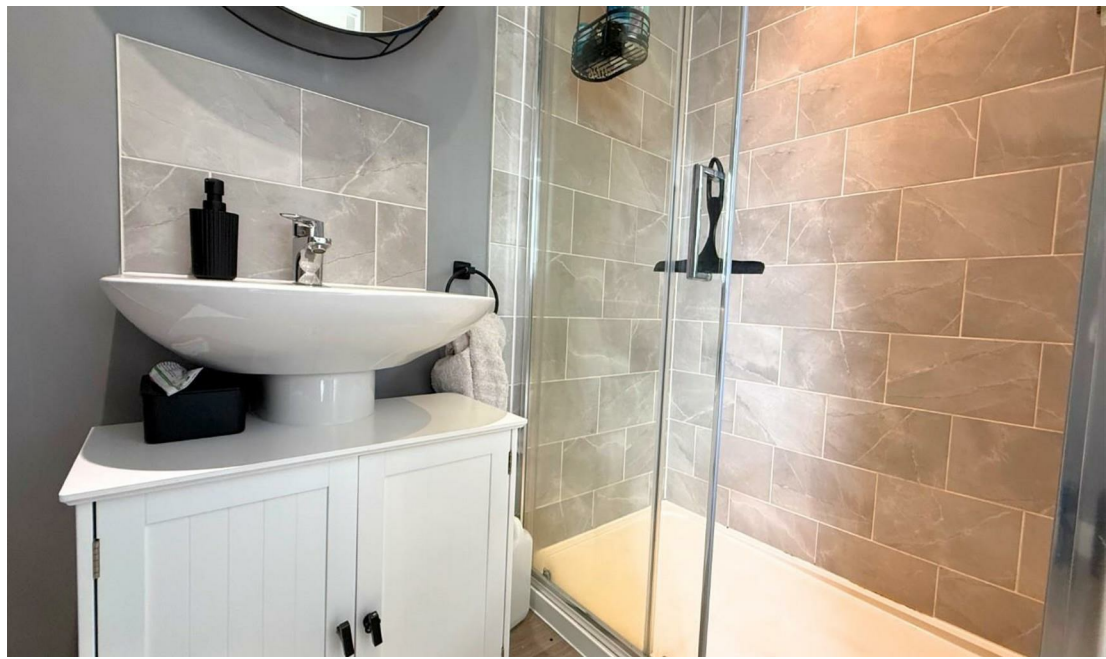
Located within easy reach of local amenities, schools, and transport links, this property is an excellent opportunity not to be missed.

Early viewing is highly recommended!

Tenure: Freehold

Price Guide: £292,000







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

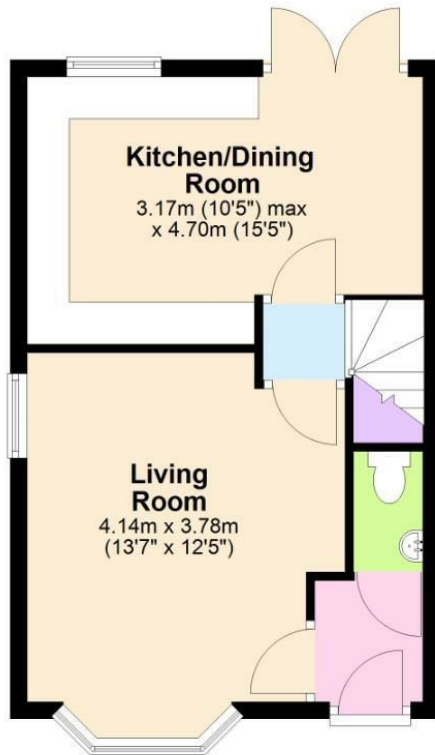
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



Second Floor

Approx. 31.9 sq. metres (343.7 sq. feet)



Total area: approx. 99.4 sq. metres (1070.2 sq. feet)

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