

27 Gamble Avenue, Fleckney, LE8 8EA



Offers Over £310,000

Situated on Gamble Avenue in the popular village of Fleckney, this delightful three-bedroom detached house, designed by Persimmon Homes in their popular Beech style, offers a perfect blend of comfort and modern living. Set on a generous corner plot, the property is enhanced by attractive wrought iron fencing, providing both privacy and curb appeal. Upon entering, you are welcomed into a spacious entrance hall that leads to a bright and airy lounge. This inviting space features a set of French doors that open directly into a private walled garden, creating a seamless connection between indoor and outdoor living. The breakfast kitchen is well-appointed with integrated appliances and offers ample room for a dining table, making it an ideal spot for family meals and entertaining guests. Additionally, the utility room and cloakroom add to the practicality of this lovely home. The master bedroom is a true retreat, complete with a dressing area and an en-suite shower room for added convenience. Two further generous bedrooms provide plenty of space for family or guests, while the main bathroom features a shower over the bath, catering to all your bathing needs. The garden is predominantly laid to lawn, complemented by slate seating areas, perfect for enjoying sunny afternoons or hosting gatherings. The property also boasts a drive that accommodates side-by-side parking and leads to a detached single garage, offering ample storage solutions. Having been thoughtfully improved by the current owners, this home is in excellent condition and viewing is highly recommended to fully appreciate its charm and potential. Whether you are a first-time buyer or looking for a family home, this property is sure to impress.

Service without compromise

Hall



Enter the property via a composite front door, to where you will find vinyl tiled flooring and the stairs rise to the first floor accommodation.

Lounge 18'5" x 10'2" (5.61m x 3.10m)



The well presented lounge has attractive half-height wall panelling - a gorgeous modern twist to this homely area. There is a window to the front aspect which is fitted with slatted blinds and a set of French doors that open into the garden, boasting an abundance of natural light into this space.

Lounge (Photo Two)



Breakfast Kitchen 18'5" x 9'2" (5.61m x 2.79m)



The kitchen is fitted with modern cabinets with complementing work surfaces over, attractive ceramic wall tiles ,an oven with a gas hob plus an extractor fan, stainless steel bowl and half sink with mixer taps. Integrated fridge freezer and dishwasher. The kitchen benefits from a breakfast bar seating area and there is ample room for a breakfast table. Vinyl tiled flooring throughout and a useful cloaks cupboard. Dual aspect windows both fitted with slatted blinds .

Breakfast Kitchen (Photo Two)



Utility Room 6' x 6'5" (1.83m x 1.96m)



Dining Area



Fitted with cabinets with complementing work surfaces. Attractive ceramic wall tiles. There is space and plumbing for both a washing machine and a tumble dryer. The gas central heating boiler is hidden neatly within a wall cabinet. The composite door leads to the garden. Vinyl tiled flooring throughout.

Cloakroom 4'9" x 3' (1.45m x 0.91m)



Fitted with a low-level W/C and a hand wash basin. Vinyl tiled flooring and a radiator.

Landing



The galleried landing has a window to the rear aspect which is fitted with slatted blinds and allows an abundance of natural light to flow through this open space. The loft can be accessed via a loft hatch. There is a storage cupboard and a radiator.

Bathroom 6'11" x 7'1" (2.11m x 2.16m)



The bathroom is fitted with a low-level WC, pedestal hand wash basin, bath with a Mira electric shower over and a side screen. Ceramic wall tiles and vinyl tiled flooring throughout. The opaque window to the front aspect is fitted with slatted blinds and there is a radiator.

Bedroom One 10'5" (max) x 6'2" (min) x 18'6" (max) (3.18m (max) x 1.88m (min) x 5.64m (max))



A double bedroom with ample space for a dressing area with a window to the front which is fitted with slatted blinds and there is a radiator.

Bedroom One (Photo Two)



En-Suite Bedroom One 3'10" x 7'9" (1.17m x 2.36m)



Fitted with a low-level WC, a pedestal hand wash basin and a shower with sliding doors. Ceramic wall tiling and mosaic vinyl flooring. The opaque window to the side aspect is fitted with slatted blinds and there is a radiator.

En-Suite (Photo Two)



Bedroom Two 9'1" x 10'7" (2.77m x 3.23m)



A double bedroom with dual aspect windows that are fitted with slatted blinds and there is a radiator.

Bedroom Two(Photo Two)



Bedroom Three 7'6" x 9'1" (2.29m x 2.77m)



A single bedroom with a window to the side aspect fitted with slatted blinds and there is a radiator. This room is currently being used as a work from home office.

Bedroom Three (Photo Two)



Garden



The garden is partly walled - offering a good degree of privacy. Mainly laid to lawn with slate seating area and is the perfect space to entertain in the summer months.

Garden (Photo Two)





Garage



The garage can be accessed via and up and over door. The garage benefits from power and light connected.

Rear Aspect



Rural Views



Lovely rural views can be seen from the breakfast kitchen and bedroom two.

Outside & Parking

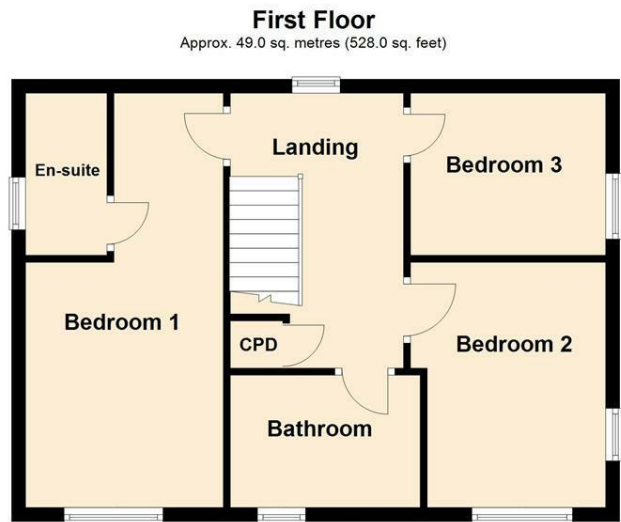
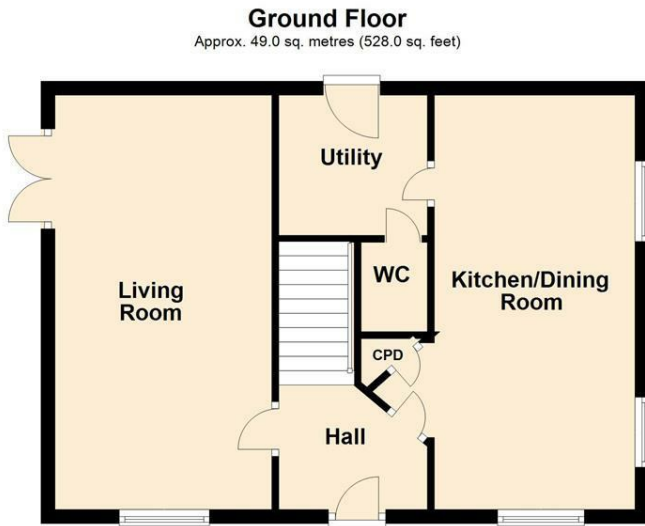


The drive provides side by side parking for two cars. The property is situated on a large corner plot with attractive wrought iron railings and is surrounded by gorgeous mature shrubs. The pathway leads to the main entrance of the home.

Note For Prospective Buyers

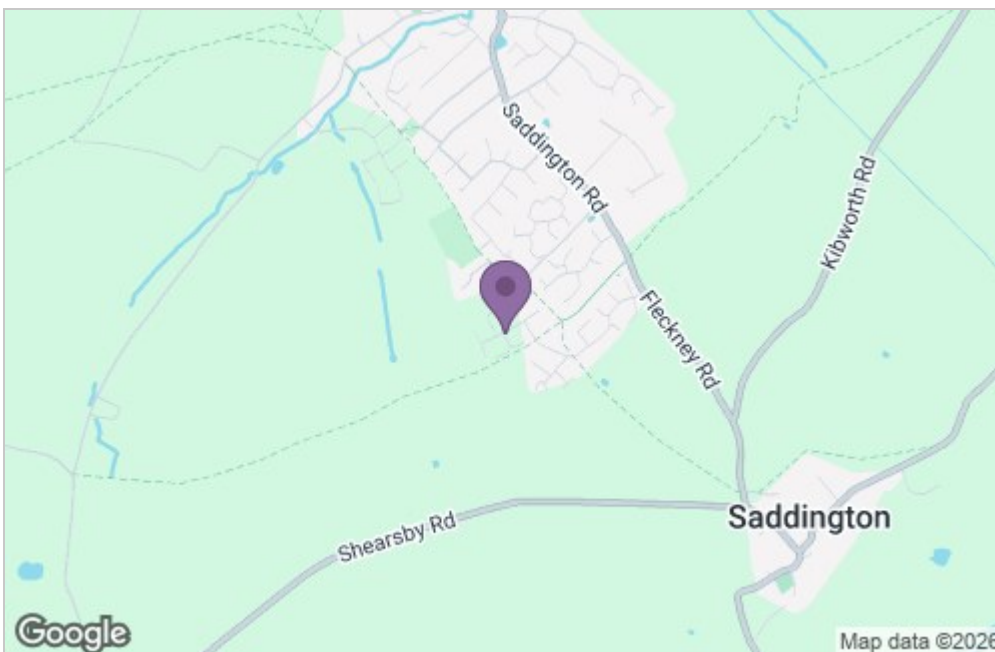
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

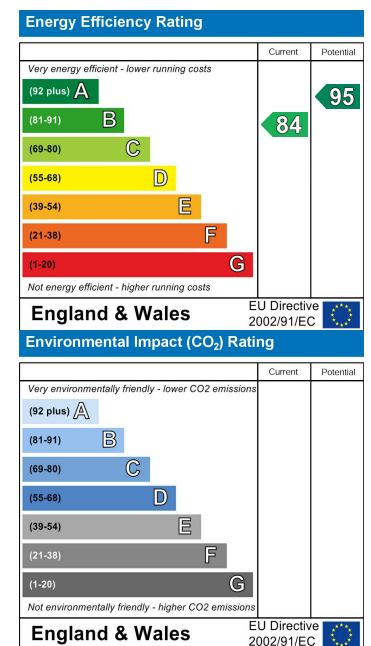


Total area: approx. 98.1 sq. metres (1055.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise