

## 28 Badcock Way, Fleckney, LE8 8DD



### Offers Over £425,000

Having space for all the family is this deceptively spacious six bedroom home having flexible accommodation over three floors, occupying a sizeable plot in the highly regarded 'Saddington Grange' development within walking distance of the village amenities, shops, school having easy access to major road and rail links close by. The property offers multiple reception rooms, two en-suite bedrooms and private rear garden! The accommodation briefly comprises: Entrance porch, hall, lounge, dining room, breakfast/kitchen, six double bedrooms, two having en-suite and a family bathroom. Outside there is a front garden, off road parking, single garage and rear garden. Viewing is highly recommended to truly appreciate the size of this generous family home and delightful situation!

*Service without compromise*

## Entrance Porch

Accessed via a composite double glazed front door. UPVC double glazed window to front and side aspect. Wooden flooring. Door into:

## Entrance Hall 13'10 x 6'7 (4.22m x 2.01m)



Accessed from the entrance porch through a UPVC double glazed door with side double glazed side window. Doors off to: Lounge, kitchen and WC. Stairs rising to: First floor. Wooden flooring. Under stairs cupboard. Radiator.

## Downstairs WC



Comprising: Low level WC and wash hand basin. Laminate wooden flooring. Radiator.

## Lounge 18'2 (max) x 10'10 (5.54m (max) x 3.30m)



UPVC double glazed box bay window to the front aspect. Feature open fireplace. TV and telephone point. 2 x Radiators. Door through to: Dining room.

## (Lounge Photo Two)



Dining Room 10'10 x 9'0 (3.30m x 2.74m)



UPVC double glazed 'French' doors out to: Garden. Wooden flooring. Radiator. Door into: Kitchen.

Kitchen / Breakfast Room 16'0 x 12'2 (max) (4.88m x 3.71m (max))



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. There is a space for a freestanding 'Range' style cooker with gas top and extractor over, space and plumbing for a freestanding washing machine and dishwasher, with a further space for a freestanding fridge/freezer. The kitchen area has UPVC double glazed windows to the rear aspect, a UPVC double glazed door out to: Side passage, tiled flooring, LED spotlights, radiator and boiler.

(Kitchen Area Photo)



(Breakfast Area Photo)



First Floor Landing



UPVC double glazed window to front aspect. Doors off to: Bedrooms and bathroom. Stairs rising to: Second floor. LED spotlights. Airing cupboard. Radiator.

Bedroom One 11'6 x 10'9 (3.51m x 3.28m)



Two UPVC double glazed windows to front aspect. Two built-in wardrobes. TV point. Radiator. Door to: En-Suite

(Bedroom One Photo Two)



En-Suite Shower Room 8'7 x 4'11 (2.62m x 1.50m)



Comprising: Shower enclosure, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to side aspect. Feature wall tiling to wet areas. Wooden laminate flooring. Chrome heated towel rail.

**Bedroom Two 11'1 x 9'3 (3.38m x 2.82m)**



UPVC double glazed window to rear aspect. Built-in wardrobe. Radiator.

**Bedroom Three 11'0 x 9'3 (3.35m x 2.82m)**



UPVC double glazed window to front aspect. Built-in wardrobe. Radiator.

**Bedroom Four 11'6 (max) x 8'11 (3.51m (max) x 2.72m)**



UPVC double glazed window to rear aspect. Radiator.

**Bathroom 7'3 x 6'8 (max) (2.21m x 2.03m (max) )**



Comprising: Panelled bath with shower over, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Feature wall tiling to wet areas. Radiator.

## **Second Floor Landing**

Doors off to: Bedrooms. 'Velux' window to ceiling.

Bedroom Five 13'10 x 12'0 (max) (4.22m x 3.66m (max) )



'Velux' window to front aspect. Two storage cupboards into eaves. Radiator. Door to: En-Suite.

(Bedroom Five Photo Two)



En-Suite 7'1 (max) x 4'5 (2.16m (max) x 1.35m)



Comprising: Shower enclosure, low level WC and wash hand basin. 'Velux' window to front aspect. Feature floor and wall tiling. Radiator.

Bedroom Six/Study 13'4 x 9'2 (4.06m x 2.79m)



'Velux' window to front aspect. Radiator.



## Outside



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.

The property benefits from good sized frontage having a lawned garden area and planting, driveway, access to the garage and pedestrian gated access to the rear on both sides of the property. There is a covered walkway and pedestrian door into the garage. The garage has an up and over door, power and light. The generous rear garden is fully enclosed, being mainly laid to lawn with a variety of established shrubbery, raised decked seating area and a paved patio with pergola.

## (Rear Aspect Photo)

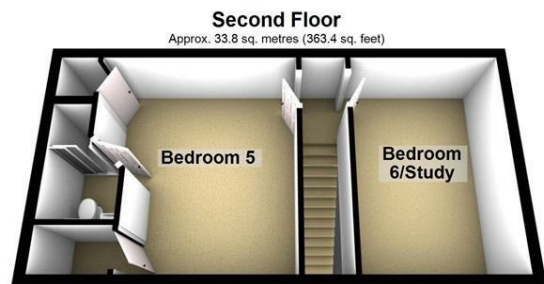
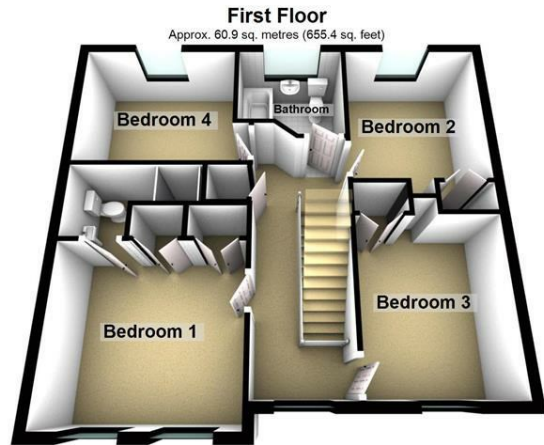
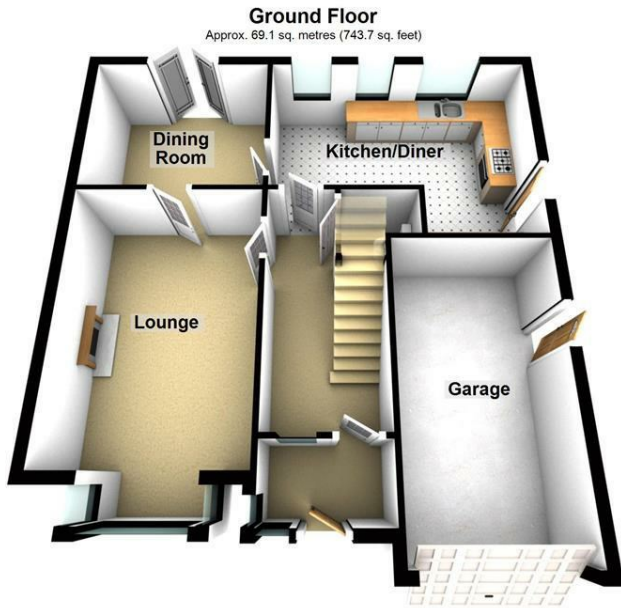


## Outside Additional Photos



## Note For Prospective Buyers

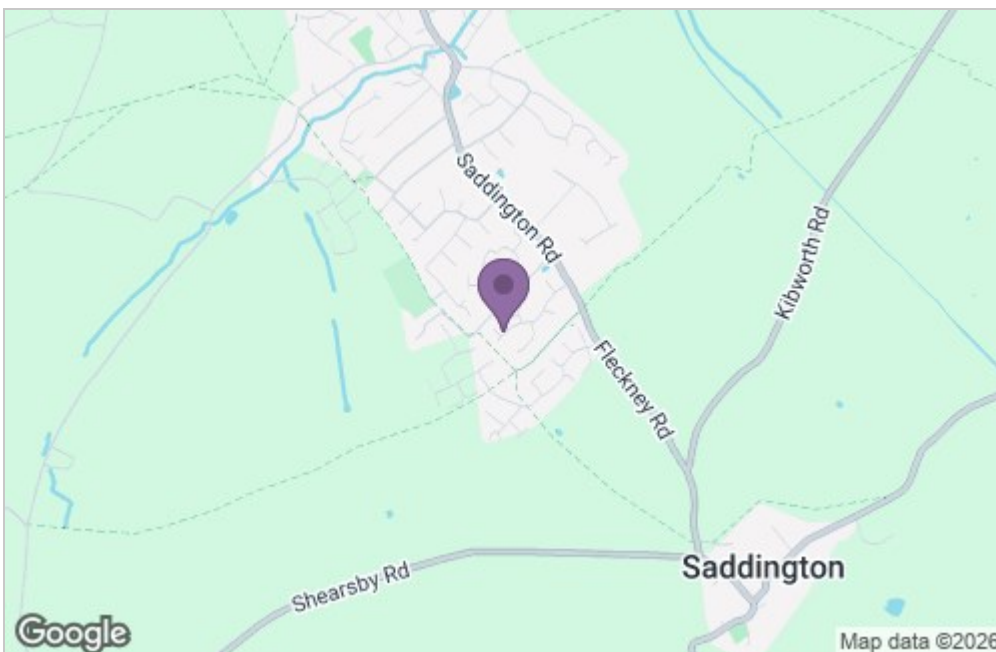
## Floor Plan



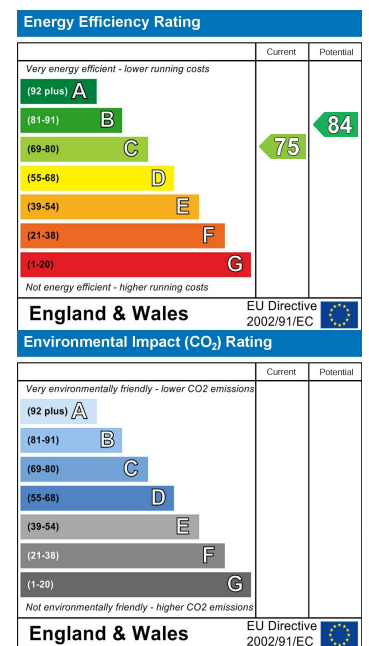
Total area: approx. 163.7 sq. metres (1762.6 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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