

17 Forge Close, Fleckney, LE8 8DA



£190,000

Adams & Jones are delighted to present for sale with no upwards sales chain this attractive, modern mid-terrace property with parking for two cars. Set towards the end of a pleasant cul-de-sac, the property is extremely well located for Fleckney village's excellent range of central amenities and also provides good road access to Leicester City, Market Harborough town and the M1 motorway network. Accommodation has been thoroughly re-decorated and provides a clean blank canvas for the new owner to make it their own. It briefly comprises; entrance hall, kitchen, lounge/diner, landing, two bedrooms and bathroom. Outside there is a pleasant low maintenance rear garden with gated alleyway leading back out to the front of the property and an alleyway through to the centre of Fleckney. There are also two parking spaces on the driveway directly in front of the house.

Service without compromise

Entrance Hall



Timber double-glazed front entrance door. Laminate floor. Radiator.

Kitchen 8'2" x 7'6" (2.49m x 2.29m)



UPVC double-glazed window to front. Fitted range of wall and floor mounted units with lighting under. Ceramic one and a half bowl sink. Space for cooker with extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Wall mounted gas fired central heating boiler. Laminate floor. Extractor fan.



Lounge/Diner 14'4" x 12'3" (4.37m x 3.73m)



UPVC double-glazed sliding patio doors to rear. TV point. Laminate flooring. Radiator. Stairs rising to the first floor.





Landing



Airing cupboard housing hot water tank and power shower pump. Loft access hatch.

Bedroom One 11'1" x 8'8" (3.38m x 2.64m)



UPVC double-glazed window to rear. Two built in storage cupboards. Laminate flooring. Radiator.



Bedroom Two 9'4" x 5'8" (2.84m x 1.73m)



UPVC double-glazed window to front. Laminate flooring. Radiator.

Bathroom 6'1" x 5'9" (1.85m x 1.75m)



Opaque UPVC double-glazed window to front. Three piece white suite comprising WC, wash hand basin and panelled bath with glazed shower screen and power shower over. Tiled walls. Shaver point. Extractor fan. Laminate flooring. Radiator.



Front

Two car tarmacked driveway to the front of the property. Gated side access leading into the back garden.

Rear Garden



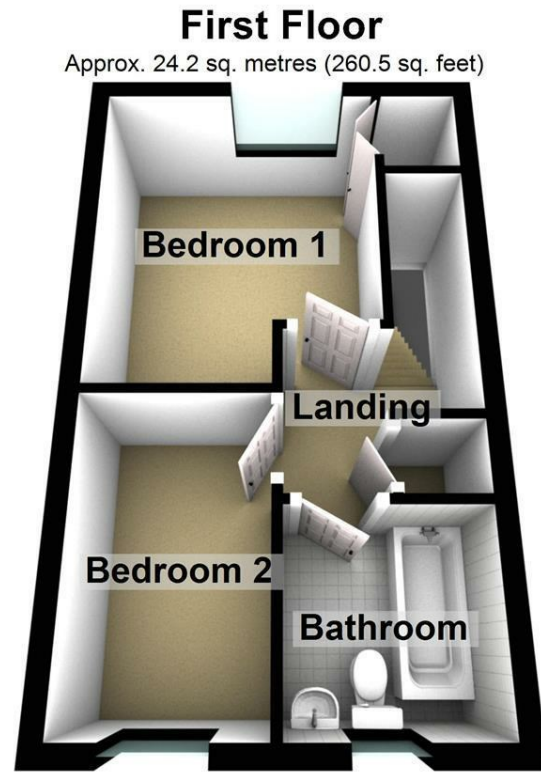
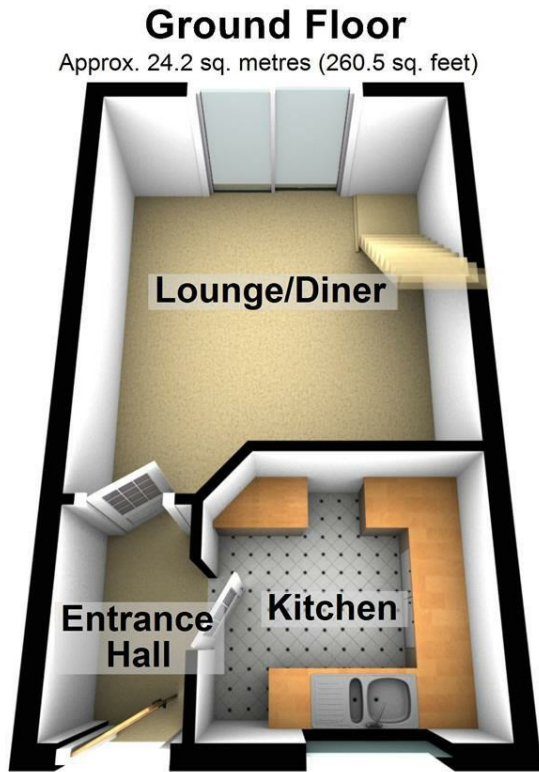
Of a low maintenance paved design with plant borders. Timber fencing. Gated rear access leading back out to the front of the property and towards Fleckney village centre.



Note For Prospective Buyers

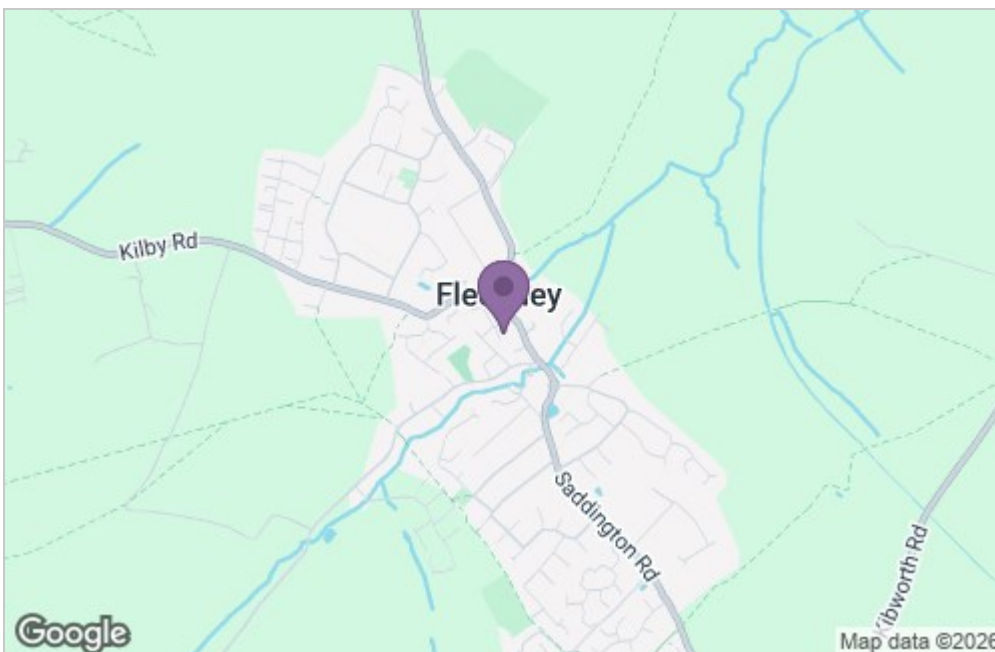
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

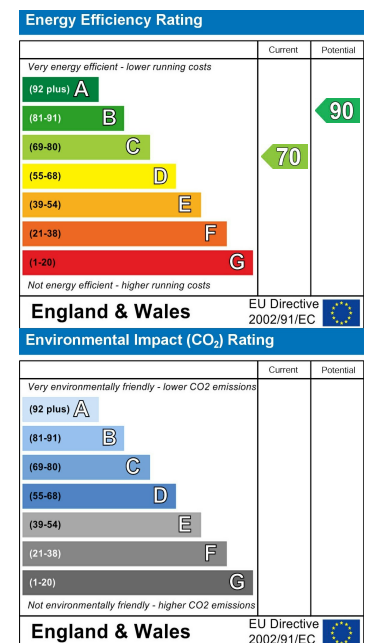


Total area: approx. 48.4 sq. metres (520.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise