

34 Elizabeth Road, Fleckney, LE8 8AE



Offers Over £250,000

With a fantastic 17'3" x 14'0" timber garden/games room in the rear garden and beautifully presented high specification interior, this semi detached bungalow must be on anyone's viewing list. Having been adapted for accessibility this property is a perfect way to future-proof your living arrangements. It is located in a pleasant sought after residential area within Fleckney village with its good range of local amenities and vast range of further amenities available to Market Harborough town and Leicester city. Accommodation briefly comprises; entrance porch, hallway, lounge, dining room opening into refitted kitchen, two bedrooms and wet room. Outside the property enjoys good sized front and rear gardens, a single garage and its aforementioned garden/games room.

Service without compromise

Entrance Porch



UPVC double-glazed front entrance door and windows, tiled flooring. Door through to hallway.

Hallway



Cloaks cupboard housing gas Baxi combination boiler, Radiator.



Lounge 15'3" x 10'3" (4.65m x 3.12m)



UPVC double-glazed French doors with sidelights to rear. Electric fire. Radiator. Opening through to dining room.



Dining Room 8'5" x 6'6" (2.57m x 1.98m)



UPVC double-glazed window to rear. Opening through to kitchen.

Kitchen 11'2" x 8'5" (3.40m x 2.57m)



UPVC double-glazed window to side. UPVC double-glazed side entrance door providing accessibility for wheelchairs. Re-fitted range of wall and floor mounted kitchen units with worktop stainless steel one and a half bowl sink inset. Electric oven with built in microwave. Integrated slim line dishwasher. Integrated washing machine. Integrated fridge/freezer. Induction hob with extractor hood over. Tiled splash backs. Tiled flooring.



Bedroom One 11'6" max into wardrobes x 9'5" (3.51m max into wardrobes x 2.87m)



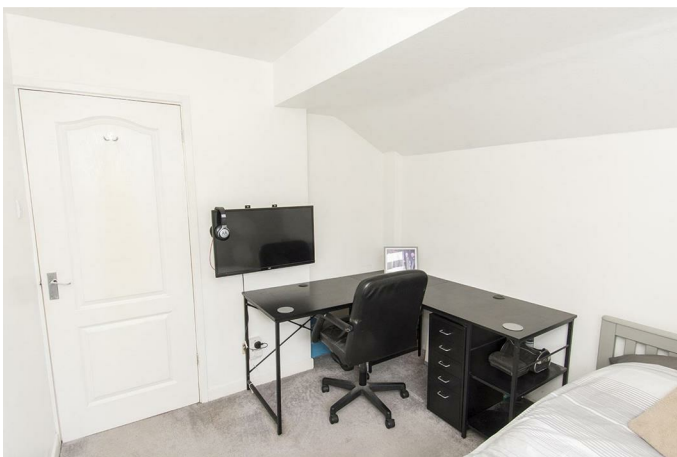
UPVC double-glazed window to front. Mirrored fitted wardrobes. Radiator.



Bedroom Two 9'4" x 8'5" (2.84m x 2.57m)



UPVC double-glazed window to side. Radiator.



Wet Room 8'9" x 4'2" (2.67m x 1.27m)



Opaque UPVC double-glazed window to side. Re fitted suite comprising 'Geberit Aquaclean' wash and dry WC. Wash hand basin. Shower over wet room floor. Extractor fan. Heated towel rail.

Front



Large lawned frontage with gravelled driveway.

Garage 16'3" x 8'3" (4.95m x 2.51m)



Up and over vehicle access door. Rear entrance door to side access. Power and light connected.

Rear Garden



Timber decking with steps down to the lawned area, then leading down to the timber garden/games room.



Timber Garden/Games Room 17'3" x 14'0" (5.26m x 4.27m)



Two double-glazed windows and double-glazed French entrance doors. Power and light connected.



Note For Prospective Buyers

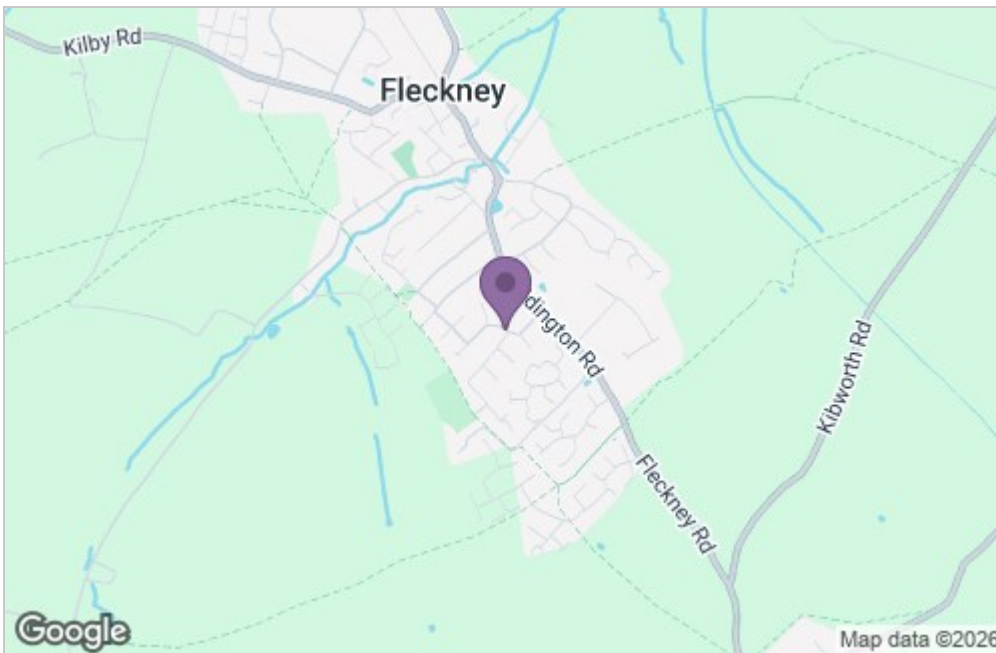
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 92.6 sq. metres (996.9 sq. feet)

Area Map



Energy Efficiency Graph

