ADAMS & JONES

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24 Lodge Road, Fleckney, LE8 8BX

£300,000

Situated at the end of a quiet cul de sac, and offered in very good decorative order, is this well presented detached family home.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance hall, downstairs WC, lounge and separate dining room, fitted kitchen with appliances, playroom, landing, three bedrooms, en-suite and family bathroom.

Outside, there is parking for several cars, and a private good sized rear garden.

Internal viewing is highly recommended.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall

Accessed via an opaque leaded double-glazed front door. Tiled effect vinyl flooring. Stairs rising to the first floor with understairs storage cupboard. Radiator. Doors to lounge and cloakroom/WC.

Cloakroom/WC

Low level WC. Wash hand basin. Tiled flooring. Radiator. Extractor fan.

Lounge 14'2" x 10'9" (4.32m x 3.28m)

Double-glazed bay window to the front elevation. Feature Adam style timber fire surround and granite hearth and grate. Wood laminate flooring. Two radiators. Two wall lights. Television point. Dado rail. Archway through to:

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Dining Room 9'0" x 8'0" (2.74m x 2.44m)

Double-glazed French doors opening out to the rear garden. Wood laminate flooring. Radiator. Dado rail. Door to:

Kitchen 8'7" x 8'9" (2.62m x 2.67m)

Modern refitted kitchen with a range of fitted white faced wall and base units. Laminated work surfaces with complimentary tiled splash backs. One and a half stainless steel sink and drainer. Fitted electric oven and four ring gas hob with extractor fan over. Space and plumbing for automatic washing machine and dishwasher. Radiator. Wall mounted gas fired central heating boiler. Double-glazed window to the rear elevation. Opening through to:

Playroom 12'11" x 7'5" (3.94m x 2.26m)

Double-glazed French doors opening out to the rear garden. Radiator. Wood laminate flooring. Door through to:

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Garage/Storage 4'5" x 7'5" (1.35m x 2.26m)
Up and over door.

Landing
Timber balustrade. Airing cupboard housing lag top water tank. Access to loft space. Doors to rooms.

Bedroom One 10'6" x 9'5" (3.20m x 2.87m)

Double-glazed window to the front elevation. Radiator. Built in double wardrobe. Door to:

En-Suite Shower Room

Tiled shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Radiator. Complementary tiling.

Bedroom two 9'5" x 8'1" (2.87m x 2.46m)

Double-glazed window to the rear elevation. Built in wardrobe. Radiator.

Bedroom Three 7'5" x 7'2" (2.26m x 2.18m)
Double-glazed window to the front elevation. Radiator.

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Bathroom

Panelled bath with mains shower fitment over. Wash hand basin. Low level WC. Complementary tiling. Radiator. Wood laminate flooring. Opaque double-glazed window.

Front

Gravelled front garden with paved and tarmacked parking for several cars. Narrow strip of lawn with well stocked borders. Side gated pedestrian access to the rear garden.

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Rear Garden

Laid mainly to lawn with a paved patio area. Timber lap fencing. Timber garden store.

Rear Aspect

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.

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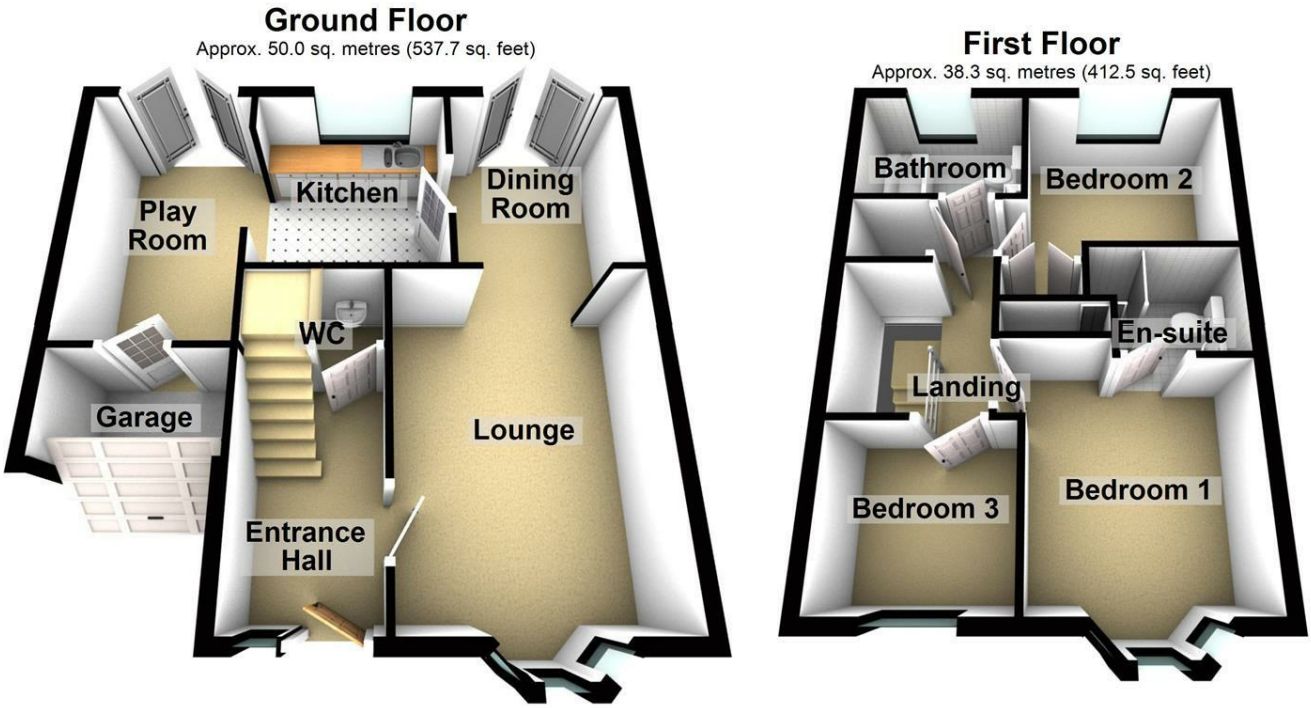
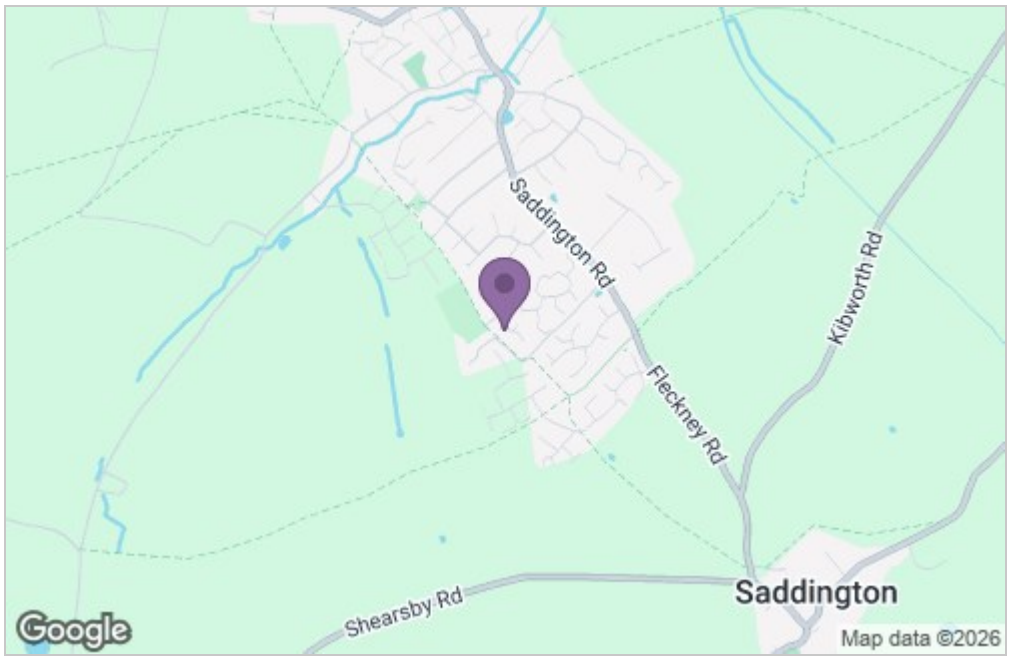
Floor Plan

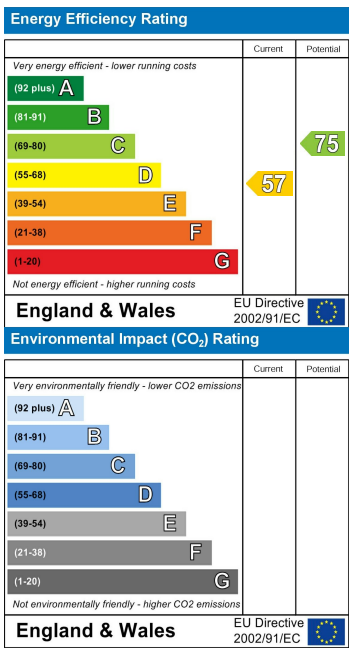


Total area: approx. 88.3 sq. metres (950.1 sq. feet)

Area Map



Energy Efficiency Graph



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