

173 Garner Way, Fleckney, LE8 8EL



£375,000

An excellent opportunity to acquire a modern four bedroom detached home, constructed by renowned 'David Wilson Homes' in 2019. This modern property offers well appointed living spaces, contemporary touches and modern conveniences throughout. The accommodation comprises: Entrance hall, lounge, spacious kitchen/diner, utility area, downstairs WC, master bedroom with en-suite, three further bedrooms and family bathroom. To the outside is a driveway providing off road parking for two vehicles, good sized garage and delightfully private fully enclosed rear garden. Viewing is highly recommended to truly appreciate the space, style and wonderful location this lovely home has to offer!

Service without compromise

Entrance Hall



Accessed via composite front door. Doors off to: Lounge, kitchen/diner and WC. Door to under stairs storage cupboard. Stairs rising to: First floor. LVT flooring. Radiator.

WC 7'2 x 2'11 (2.18m x 0.89m)



Comprising: Low level WC and pedestal wash hand basin. Opaque double glazed window to side aspect. LVT flooring. Radiator.

Lounge 16'1 x 10'2 (4.90m x 3.10m)



UPVC double glazed window with blind to front aspect. Feature wall panelling. TV and telephone point. 2 x radiators.



Kitchen/Diner 18'5 x 14'0 (max) (5.61m x 4.27m (max))



The kitchen area has a selection of contemporary fitted base and wall units with a laminate worktop over and single bowl stainless steel sink with drainer. Double high level oven and five ring gas hob with extractor over. Integrated fridge/freezer and dishwasher. UPVC double glazed 'French' doors onto rear garden. Within the dining area there is a UPVC double glazed window to the rear aspect. Feature wall panelling. 2 x radiators and TV point. LVT flooring throughout. Double doors into: Utility area.

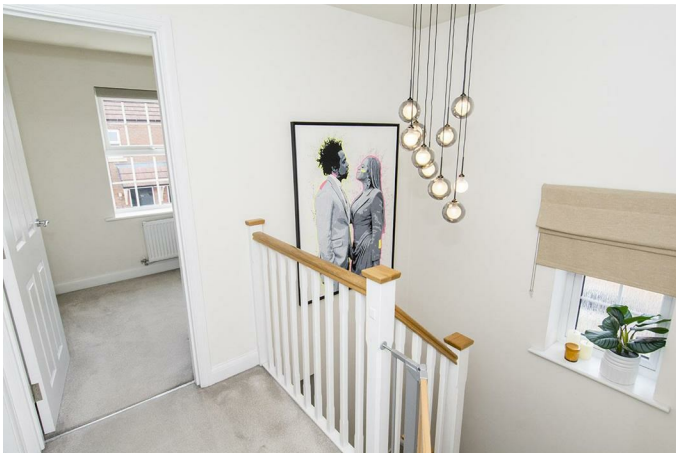


Utility Area



Neatly enclosed behind double doors within the kitchen. There is space and plumbing for a freestanding washing machine with a further space for an additional electrical appliance with worktop over. Boiler.

Landing



With doors off to: Bedrooms and bathroom. UPVC double glazed window to side. Double built-in storage cupboard. Loft hatch access. Radiator.

Bedroom One 12'4 (max) x 9'1 (3.76m (max) x 2.77m)



UPVC double glazed window with blind to rear aspect. Feature wall panelling. TV point. Radiator. Door through to: En-Suite

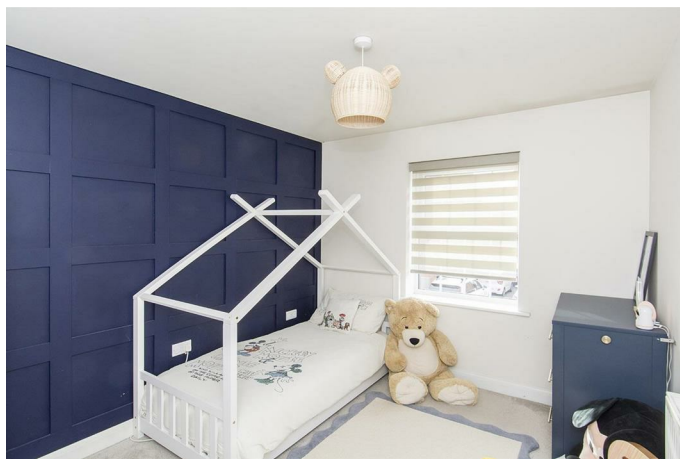


En-Suite Shower Room 6'6 (max) x 5'9 (1.98m (max) x 1.75m)



Comprising: Double shower enclosure, low level WC and pedestal wash hand basin. Wall tiling to shower enclosure and 1/2 wall throughout. Vinyl flooring. Heated towel rail. Opaque UPVC double glazed window to side aspect.

Bedroom Two 11'8 x 9'2 (3.56m x 2.79m)



UPVC double glazed window with blind to front aspect. Feature wall paneling. Radiator.

Bedroom Three 8'11 x 7'1 (2.72m x 2.16m)



UPVC double glazed window with blind to front aspect. Radiator.

Bedroom Four 8'9 x 6'9 (2.67m x 2.06m)



Currently being used as a dressing room by the current vendors and has been fitted out with bespoke wardrobes with shelving, lighting and dressing table. UPVC double glazed window with blind to rear aspect. Radiator.



Frontage

To the front of the property is a planted border, path to front door and tandem driveway providing access to the good sized garage. A pedestrian gate provides access into the garden.

Garage

The garage has an up and over door with power and light. Insulate with boarded loft storage above.

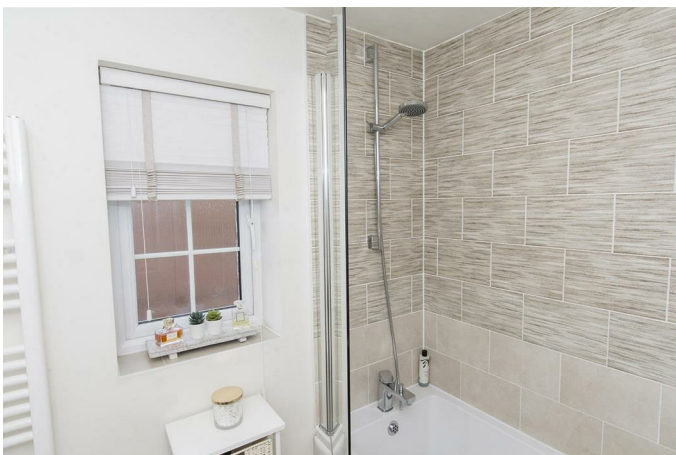
Rear Garden

Family Bathroom 7'0 x 5'7 (2.13m x 1.70m)



The rear garden has an extended patio area off the kitchen, manageable lawn and large decked seating area.

Comprising: Panelled bath with mixer tap and shower attachment. Low level WC and pedestal wash hand basin. Wall tiling to wet areas. Vinyl flooring. Heated towel rail. Opaque double glazed window to side aspect.



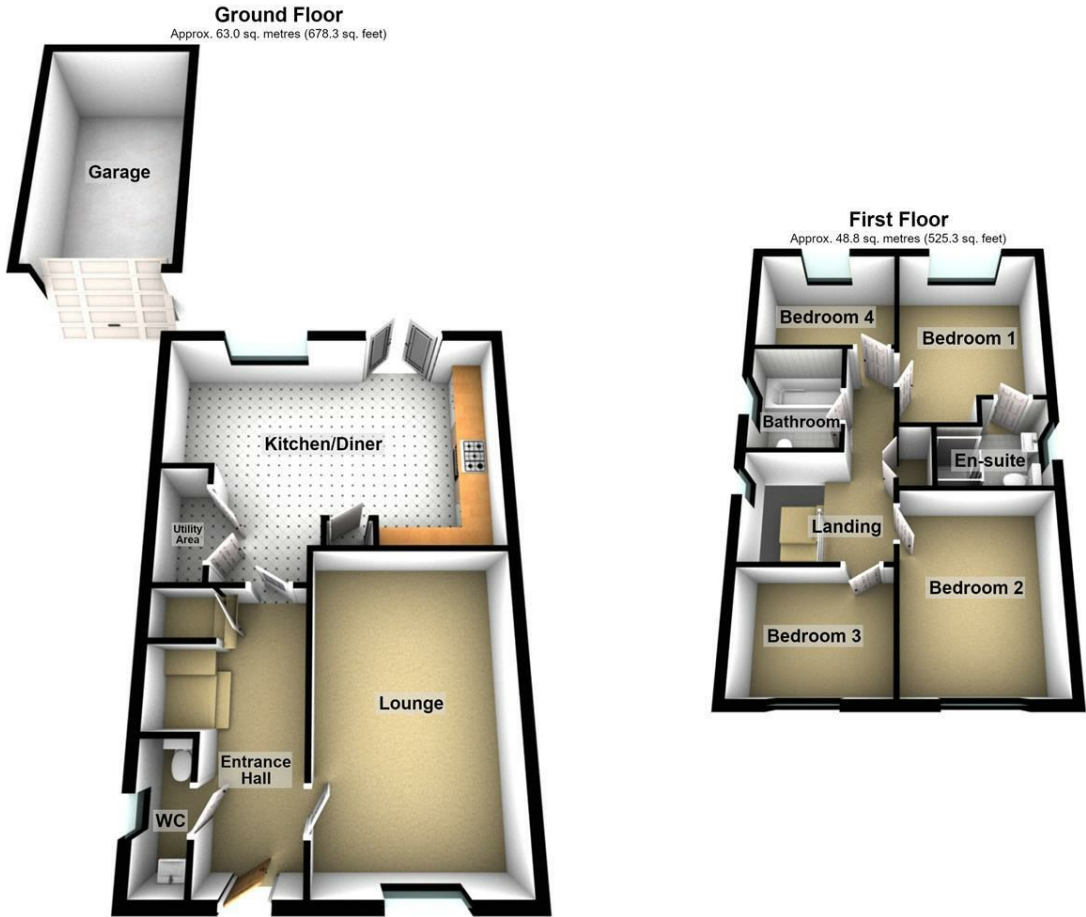


Council Tax Band D

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.

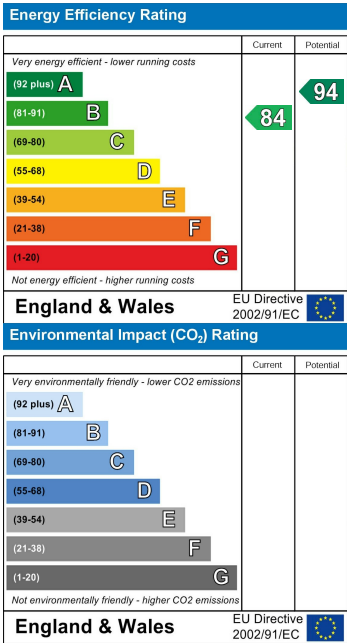
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise