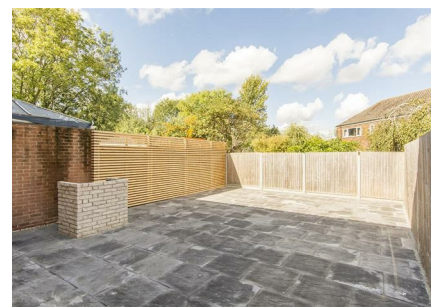


35 Western Avenue, Fleckney, LE8 8BS



Offers Over £285,000

Nestled on the picturesque Western Avenue in Fleckney, this beautifully presented semi-detached home offers a perfect blend of comfort and contemporary living. Boasting a newly paved frontage and rear garden, the outdoor spaces are ideal for entertaining or relaxing, designed to be enjoyed with minimal maintenance.

Inside, the home boasts two inviting reception rooms, providing ample space for relaxation and social gatherings. The fitted kitchen is both functional and stylish, making it a pleasure to prepare meals. The property features three well-proportioned bedrooms, ideal for families or those seeking extra space for guests or a home office.

The bathroom is conveniently located, ensuring ease of access for all residents. Additionally, the property offers parking for up to three vehicles, a valuable asset in this desirable area. For those with electric vehicles, the front of the house is equipped with EV charging facilities, catering to modern needs.

The newly fixed brick barbecue in the rear garden presents an excellent opportunity for alfresco dining and summer gatherings, making this home a perfect retreat for both relaxation and entertainment.

Porch

Accessed via opaque double glazed front door. Radiator. Telephone point. Quarry tiled flooring. Multipaned door to hall and door to:-

Downstairs WC

Wash hand basin and low level WC. Opaque double glazed window. Radiator. Quarry tiled flooring.

Entrance Hall

Stairs rising to the first floor. Radiator. Multipaned door to lounge.

Lounge 12'11" x 11'9" (3.94m x 3.58m)



Double glazed window to the front elevation. Feature coal effect fitted gas fire with stone surround continuing to form TV/HIFI display plinth. Television point. Three wall lights. Radiator. Opening through to:-

Lounge (Photo 2)



Dining Room 10'6" x 7'9" (3.20m x 2.36m)



Sliding double glazed patio doors opening out to the rear garden. Radiator. Opaque multi paned door to:-

Kitchen 10'5" x 8'10" (3.18m x 2.69m)



Range of 'Shaker' style fitted base and wall units. Marble effect laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with stainless steel extractor fan over. Stainless steel one and a half sink and drainer. Space and point for upright fridge/freezer. Wood laminate flooring. Built in pantry. Gas fired combination central heating boiler. Radiator. Double glazed window to the rear elevation. French double glazed UPVC door leading outside.

First Floor Landing

Access to loft space. Fitted linen cupboard. Doors to rooms.

Bedroom One 11'4" x 10'0" (3.45m x 3.05m)



Double glazed window to the front elevation. Radiator.

Bedroom Two 11'8" x 8'8" (3.56m x 2.64m)



Double glazed window to the rear. Radiator.

Bedroom Three 7'5" x 6'10" (2.26m x 2.08m)



Double glazed window to the front. Radiator.

Bathroom



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

Outside



The front garden is newly paved with hard standing for multiple cars. There is additional parking in front of the garage. There is gated side pedestrian access to the rear garden. EV charging point next to garage.

The rear garden is of a good size. The rear garden has been newly paved and timber lap fencing surrounds. BBQ.

Garage

Single brick constructed detached garage with metal front up and over door.

Rear Aspect



Floor Plan



Total area: approx. 90.1 sq. metres (969.4 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

