

## 32 Albert Street, Fleckney, LE8 8BA



**£350,000**

Boasting spacious accommodation approaching an impressive 1,200 square feet, this four bedroom period semi detached home offers far more than first meets the eye and must be viewed in person to be appreciated. It sits on a well regarded street in Fleckney village, not far from the central village amenities and offers good road links for the commuter to Leicester City and the M1 motorway network. Accommodation benefits from a range of character feature and is very nicely presented. It briefly comprises separate entrance hallway, 24'6" living room with multi-fuel burning stove fire, a high specification kitchen/diner, utility/WC, landing, four bedrooms and a fantastic refitted bathroom. Outside, there's a large rear garden with access tunnel through from the front.

*Service without compromise*

## Entrance Hall



Composite double glazed front entrance door, tiled flooring, radiator.

## Living Room 24'6 x 11'8 (7.47m x 3.56m)



UPVC double glazed window to front and two UPVC double glazed windows to side, multi-fuel burning stove fire, picture rail, two radiators.



Kitchen/Diner 15'2 max/7'9 min x 15'1 max/9'2 min  
(4.62m max/2.36m min x 4.60m max/2.79m min)



UPVC double glazed French door to rear garden and two UPVC double glazed windows to side, fitted range of wall and floor mounted units with worktops over and sink inset. stove style oven with extractor hood over included in the sale, integrated dishwasher and fridge/freezer.



Utility Room/WC 6'2 x 4'7 (1.88m x 1.40m)



Opaque UPVC double glazed window to rear, WC, wash hand basin, space and plumbing for washing machine.

Landing



Radiator. Doors to all first floor rooms.

Bedroom 1 12' x 11'8 (3.66m x 3.56m)



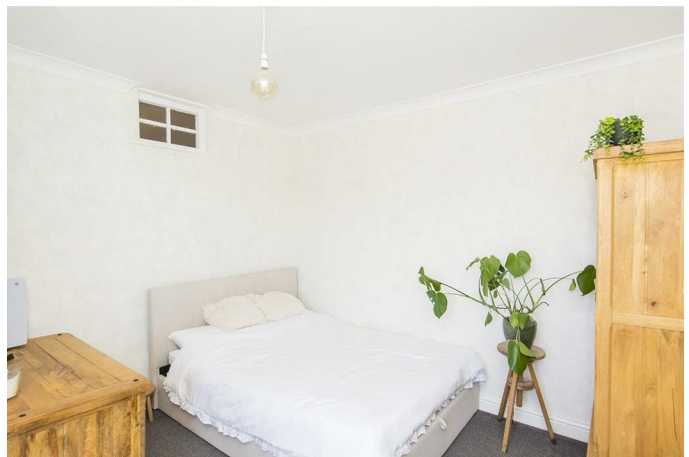
UPVC double glazed window to front, cast iron fireplace, radiator.



Bedroom 2 12'5 max x 11'9 max (l-shaped) (3.78m max x 3.58m max (l-shaped))



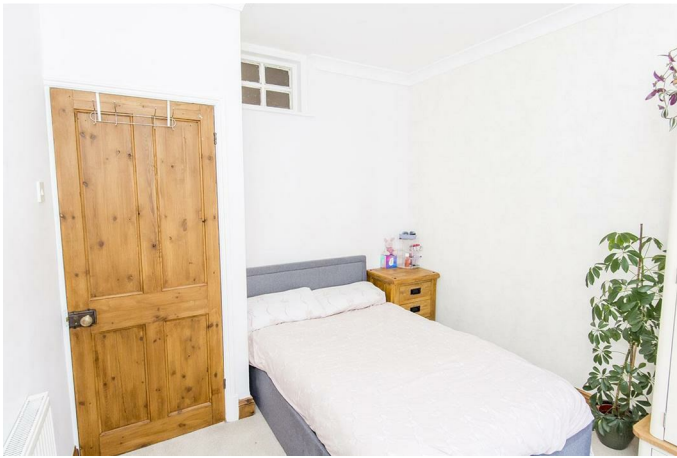
UPVC double glazed window to rear, radiator.



Bedroom 3 11'1 x 9'4 (3.38m x 2.84m )



UPVC double glazed window to front, radiator.



Bedroom 4 9'9 x 5'3 (2.97m x 1.60m)



UPVC double glazed window to rear, radiator.



Bathroom 9'8 x 5'7 (2.95m x 1.70m)



UPVC double glazed window to rear, bathtub with built-in shower and glazed shower screen, WC and wash hand basin inset to storage units, extractor fan, heated towel rail.





## Outside



To the front of the property is a small walled frontage with a shared access tunnel to the private gate into the rear garden. The rear garden of a good length and is mainly laid to lawn, with paved patio, timber decking, two timber shed and raised vegetable beds.



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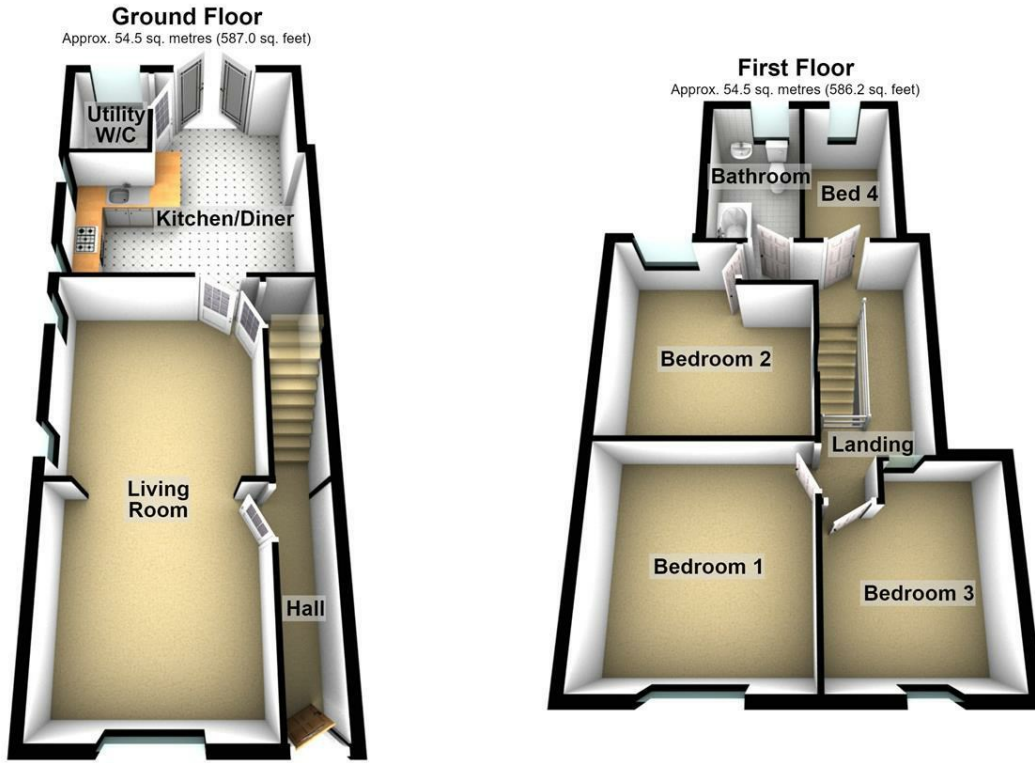
### Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a



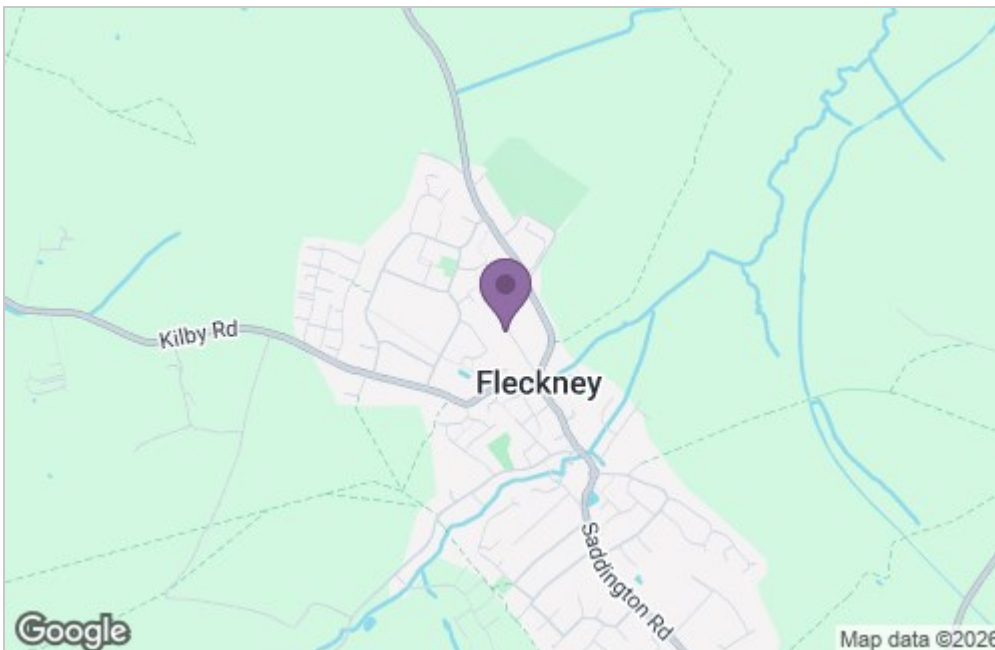
charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

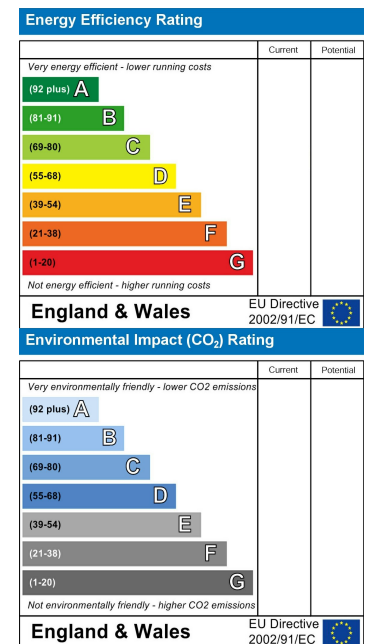


Total area: approx. 109.0 sq. metres (1173.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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