

## 127 Garner Way, Fleckney, LE8 8EL



**£240,000**

Situated towards the edge of this popular village is this beautifully presented and modern semi detached family home. The double glazed and gas centrally heated accommodation comprises: Entrance hall, cloakroom/WC, fitted kitchen with all appliances, lounge/diner, landing, two double bedrooms and bathroom.

A particular feature is the larger than average private rear garden, and there is off road parking for two cars.

An Ideal 'Buy To Let' investment or 'First Time Buy', we would highly recommend an early internal viewing.

## Entrance Hall



Accessed via composite front door. Wood laminate flooring. Stairs rising to the first floor. Radiator. Doors to rooms.

## Lounge 13'11" x 12'9" (4.24m x 3.89m)



Double glazed French doors opening out to the rear garden. Under stairs storage cupboard. Radiator. Television point.

## Downstairs WC



Corner wash hand basin and low level WC. Radiator. Wood laminate flooring. Dado height panelling. Opaque double glazed window.

## (Lounge Photo Two)



**Kitchen 9'10" x 5'8" (3.00m x 1.73m)**



Modern range of fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted appliances to include: Fridge and freezer, automatic dishwasher and washing machine, and electric oven and four ring hob with stainless steel extractor hood over. Stainless steel sink and drainer. Wall mounted gas fired combination central heating boiler. Shuttered double glazed window to the front elevation.

**(Kitchen Photo Two)**



**First Floor Landing**

Timber balustrade. Doors to rooms.

**Bedroom One 12'10" x 8'3" (3.91m x 2.51m)**



Two double glazed windows to the rear aspect. Radiator.

**(Bedroom One Photo Two)**





Bedroom Two 12'10" x 8'6" (3.91m x 2.59m)



Two double glazed windows to the front elevation. Radiator. Dado rail. Built in storage cupboard. Access to loft space.

(Bedroom Two Photo Two)

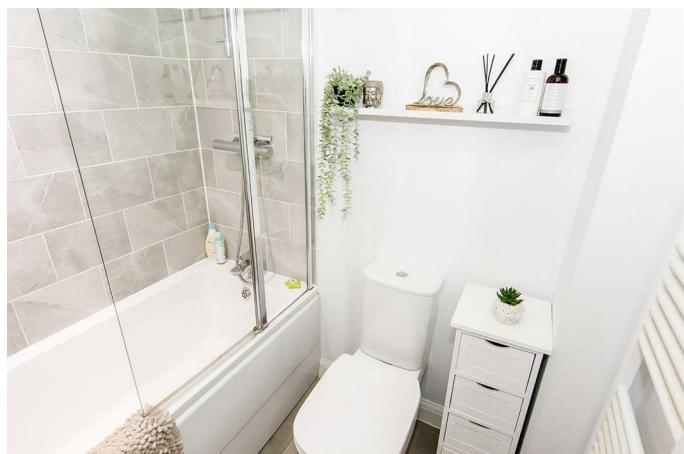


## Bathroom



Panelled bath with mains shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Extractor fan. Tile effect vinyl flooring. Electric shaver point.

(Bathroom Photo Two)



Front



(Rear Garden Photo Two)



To the side of the property is a tarmac driveway providing parking for two cars. There is gate side pedestrian access to the rear garden.

Rear Garden



(Rear Aspect Photo)

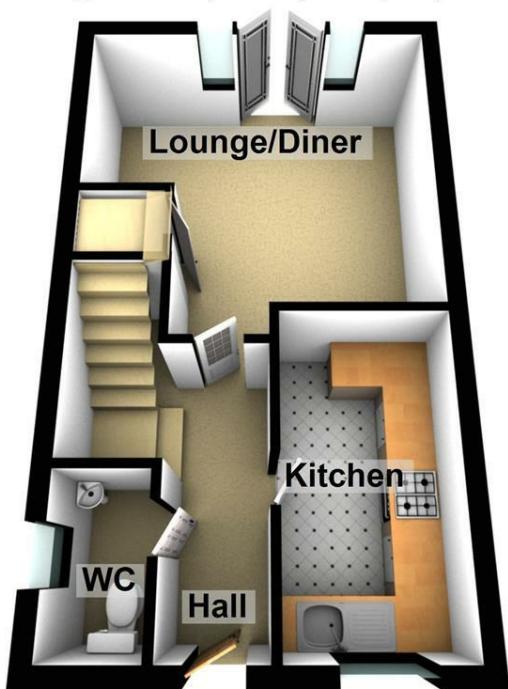


The rear garden is larger than average and is laid mainly to lawn with a paved patio area and timber lap fencing.

## Floor Plan

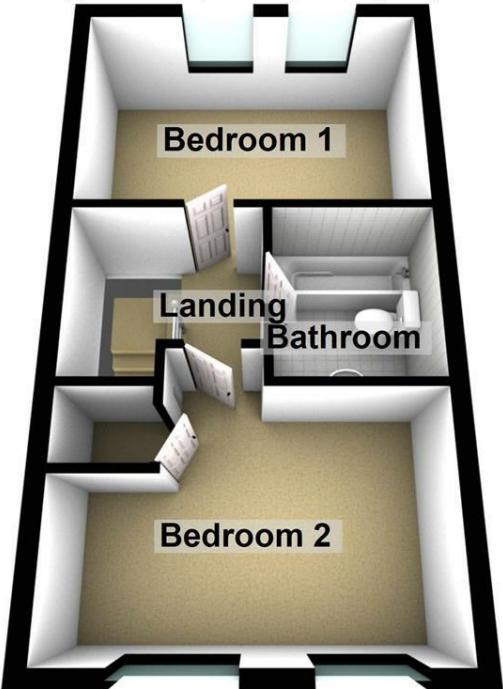
### Ground Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



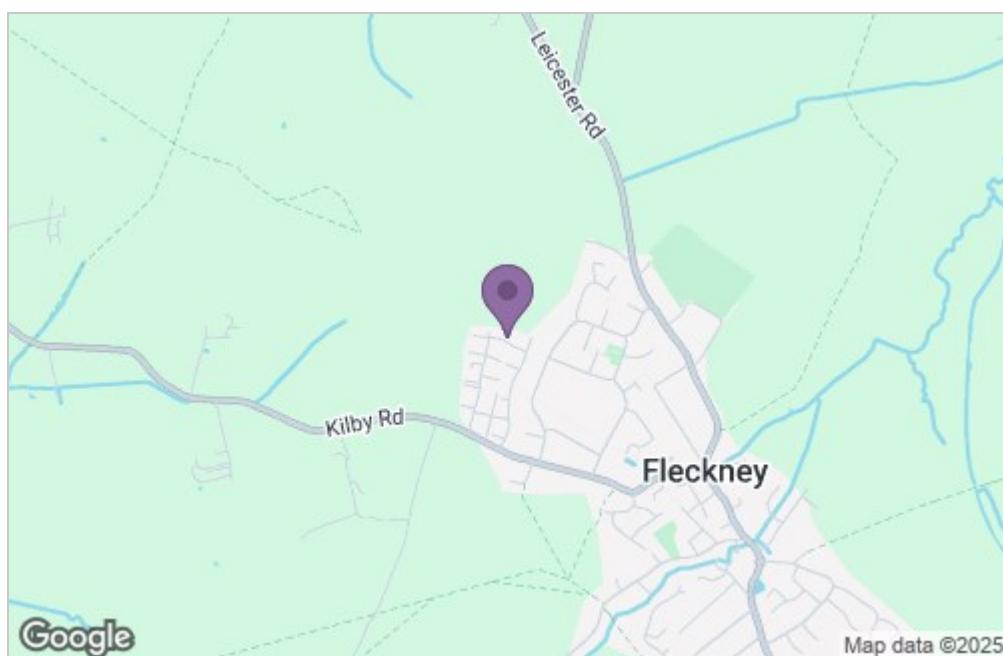
### First Floor

Approx. 27.7 sq. metres (297.9 sq. feet)

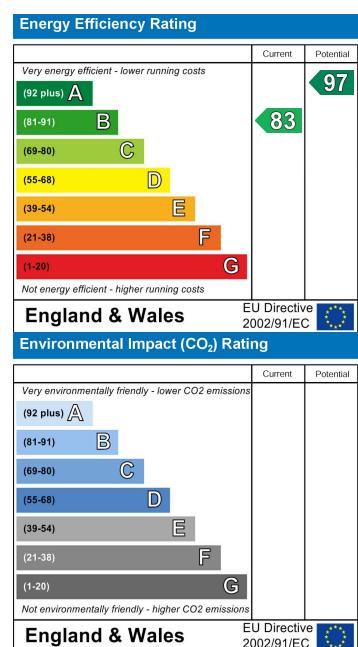


Total area: approx. 53.1 sq. metres (571.8 sq. feet)

## Area Map



## Energy Efficiency Graph



*Service without compromise*