ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

78 Garner Way, Fleckney, LE8 8EJ









£245,000

Situated in a quiet, and now established, location towards the outer edge of this popular village is this immaculately presented semi detached home.

The gas centrally heated and double glazed accommodation briefly comprises:- Entrance hall, downstairs WC, fully fitted kitchen with appliances, lounge, landing, two double bedrooms and bathroom. There is also a private rear garden and allocated off road parking for two cars.

Ideally suited to a first time buyer or 'Buy To Let' investor, and offered with the benefit of no upward chain, we would highly recommend an early internal viewing.

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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



Wood laminate flooring. Double-glazed window to the side elevation. Telephone point. Stairs rise into the first floor. Doors to rooms.

Ground Floor WC



Pedestal wash hand basin. Low level WC. Radiator. Complementary tiling. Wood laminate flooring. Opaque double-glazed window.

Kitchen 10' x 5'7" (3.05m x 1.70m)



Range of grey coloured high gloss facing fitted base and wall units. Laminated work surfaces with matching splash backs. Stainless steel sink and drainer. Fitted appliances to include: oven, four ring gas hob with stainless steel extractor hood over, fridge, freezer, dishwasher and washing machine. Wall mounted gas fired combination central heating boiler. Shuttered double-glazed window to the front elevation. Wood laminate flooring.



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Lounge 13'1" x 12'8" (3.99m x 3.86m)



Double-glazed French doors opening out to the rear garden with side double-glazed picture windows and fitted blinds. Fitted media panel. Understairs storage cupboard. Two radiators.



Landing



Timber balustrade. Doors to rooms.

Bedroom One 12'9" x 8'2" (3.89m x 2.49m)



Two shuttered double-glazed windows to the rear elevation. Television point. Radiator. Thermostat.



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Bedroom Two 12'8" max x 8'6" max (3.86m max x 2.59m max)



Two double-glazed shuttered windows to the front elevation. Access to insulated loft space. Radiator. Fitted linen cupboard.



Bathroom



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

Front



Tarmacked parking for two cars. Outside light. Storm porch. Side gated pedestrian access to the rear garden.

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Rear Garden



Laid mainly to lawn with a small paved patio area. Timber lapped fencing.





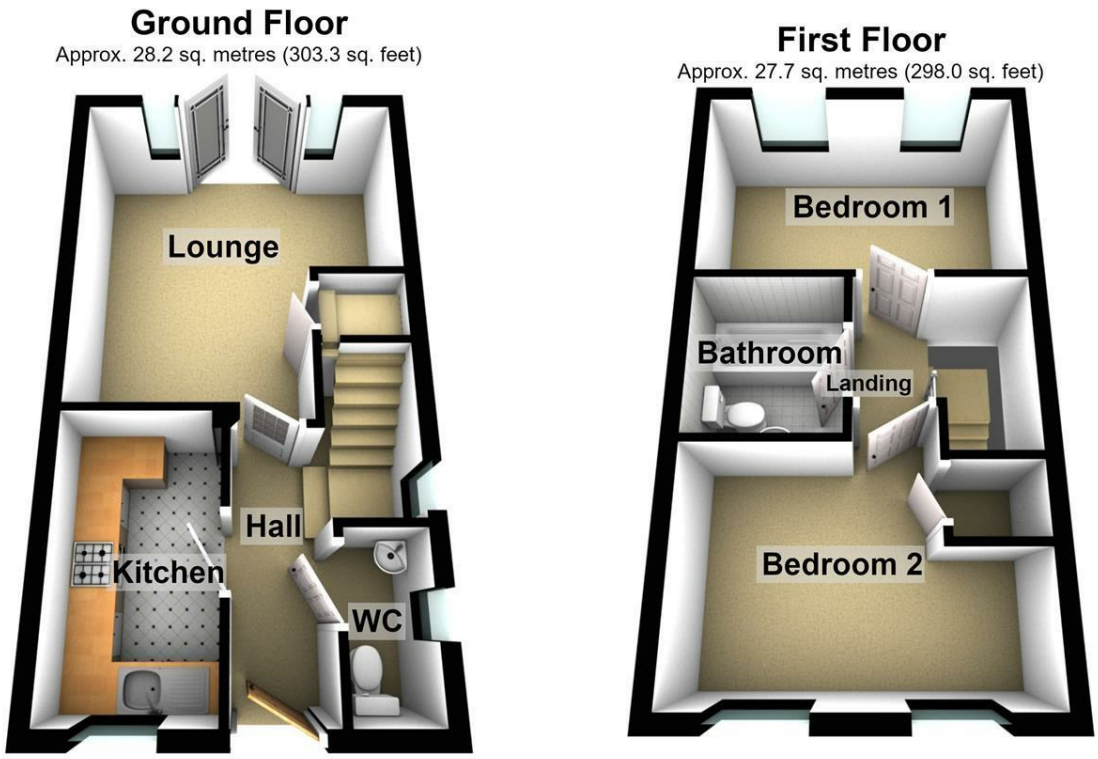
Note for Prospective Buyers

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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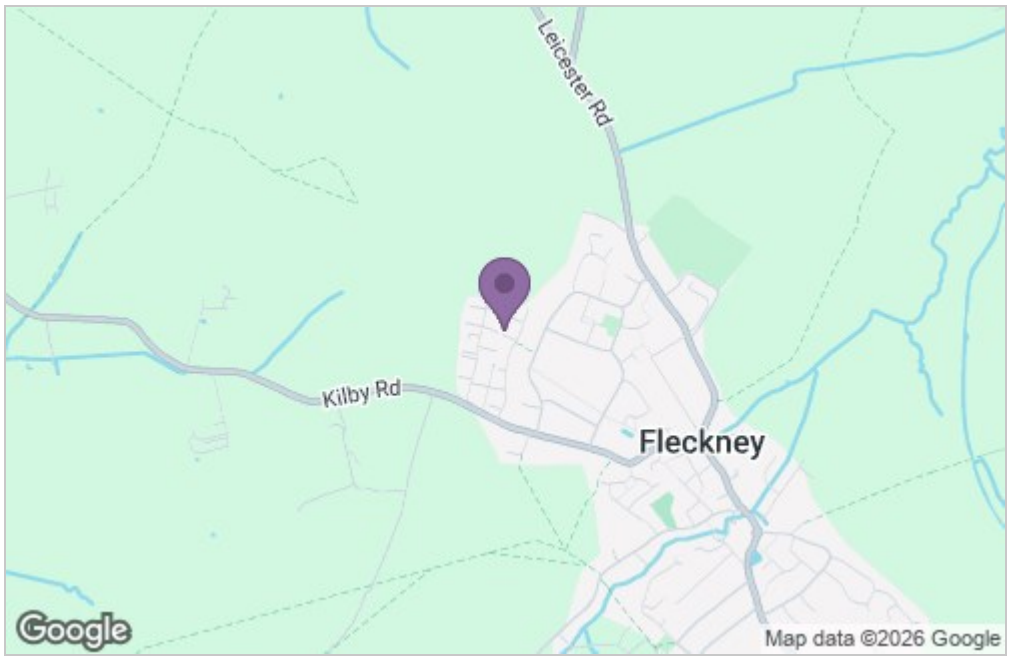
Floor Plan



Total area: approx. 55.9 sq. metres (601.3 sq. feet)

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Area Map



Energy Efficiency Graph

