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

30 The Meer, Fleckney, LE8 8UN









£325,000

Well located in Fleckney village, renowned locally for its highly regarded primary school & its great range of local amenities, is this modern four bedroom detached. Accommodation briefly comprises hallway, ground floor WC, lounge, dining room, kitchen, study/bedroom five, landing, four bedrooms & bathroom. Outside, there are front & rear gardens & a driveway for two cars. Priced sensibly to allow scope for cosmetic improvements, Adams & Jones recommend a swift response to avoid disappointment. Awaiting EPC.

naea | propertymark PROTECTED · The Property Ombudsman · arla | propertymark PROTECTED

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.

ADAMS & JONES

Entrance Hallway



Opaque UPVC double glazed main entrance door. Opaque UPVC double glazed window to side. Radiator. Glazed French doors to Lounge.

Ground Floor WC



UPVC double glazed window to side. WC and wash hand basin. Radiator.

Lounge 17'6" x 12'0" (5.33 x 3.66)



17' 6" x 12' (5.33m x 3.66m) UPVC double glazed window to front. Radiator.

Lounge (Photo Two)



Service without compromise

ADAMS & JONES

Kitchen 11'1" x 9'3" (3.38 x 2.82)



11' 1" x 9' 3" (3.38m x 2.82m) UPVC double glazed window to rear. Fitted range of wall and floor mounted units with roll edge worktops. Stainless steel one and a half bowl sink. Electric oven. Gas hob with extractor hood over. Space and plumbing for washing machine and dryer. Tiled floor.

Dining Room 14'5" x 8'3" (4.39 x 2.51)



14' 5" x 8' 3" (4.39m x 2.51m) UPVC double glazed window to rear. Under stairs storage cupboard. Space for fridge. Radiator.

Rear Entrance Hall

Opaque UPVC double glazed rear entrance door. Wall mounted gas fired central heating boiler. Radiator.

Study/Bedroom Five 16'0" x 8'5" (4.88 x 2.57)

16' x 8' 5" (4.88m x 2.57m) UPVC double glazed window to front. Radiator.

Landing

Loft access hatch.

Bedroom One 14'10" x 9'1" (4.52 x 2.77)



14' 10" x 9' 1" (4.52m x 2.77m) UPVC double glazed window to front. Fitted wardrobes. Radiator.

Bedroom Two 11'2" x 9'1" (3.40 x 2.77)



11' 2" x 9' 1" (3.40m x 2.77m) UPVC double glazed window to rear. Airing cupboard. Radiator.

Service without compromise

ADAMS & JONES

Bedroom Three 12'2" x 8'9" (3.71 x 2.67)



12' 2" plus door recess x 8' 9" max narrowing to 6' 5" min (3.71m x 2.67m) UPVC double glazed window to side. Radiator.

Bedroom Four 8'2" x 6'5" (2.49 x 1.96)

8' 2" x 6' 5" (2.49m x 1.96m) UPVC double glazed to rear. Radiator.

Bathroom 6'0" x 8'2" (1.83 x 2.49)



6' x 8' 2" (1.83m x 2.49m) Opaque UPVC double glazed window to side. WC, wash hand basin and panelled bath with electric shower over. Tiled splash backs. Tiled flooring. Radiator.

Front

Circular lawned front garden with gravelled border. Tarmac driveway for two cars.

Rear Garden



Mainly laid to lawn. Paved patio area. Timber shed. Timber fencing.

Rear Garden (Photo Two)



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.

Service without compromise

ADAMS & JONES

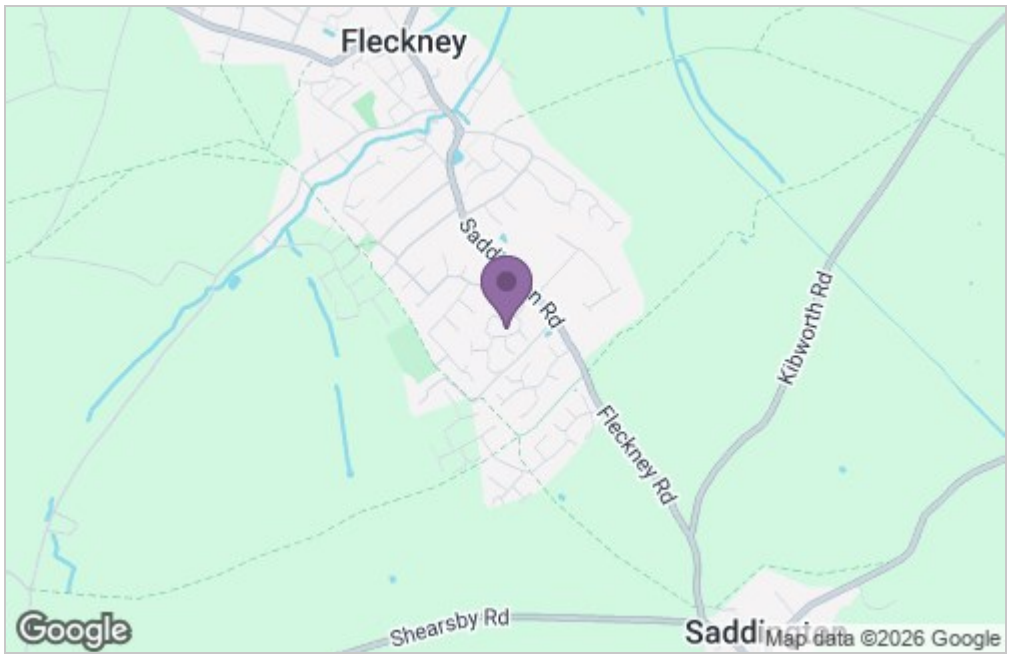
Floor Plan



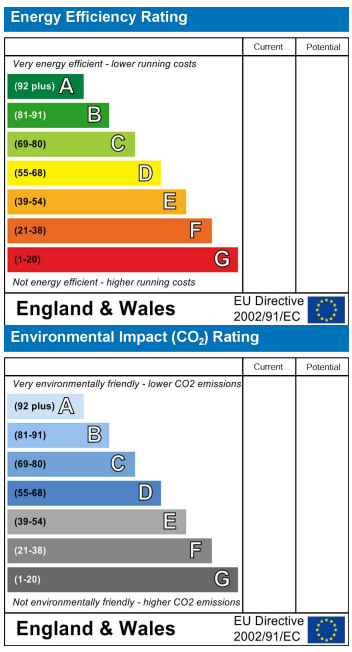
Total area: approx. 110.9 sq. metres (1193.9 sq. feet)

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



Service without compromise