

FOR SALE



Fleming Way, Flanderwell
Guide Price £180,000


MARTIN & CO



Fleming Way, Flanderwell

2 Bedrooms, 1 Bathroom

Guide Price £180,000

- Two bedrooms
- Double garage
- Conservatory
- Envious plot
- Popular location

GUIDE PRICE £180,000 - £190,000. Set on a generous corner plot in the well-established area of Flanderwell, Fleming Way is offered to the market with no chain involved. The property offers a rare opportunity for buyers seeking a home with a larger-than-average plot, useful outdoor space, and flexible interior layout. Positioned in a popular residential location, this two-bedroom end townhouse is well placed for access to a wide range of local amenities, schools, and transport links, making it suitable for various types of buyers including downsizers, first-time buyers, or even those looking for something with scope to personalise.

The property sits behind a low-maintenance garden to the front, with further garden space to the side, and a hard standing area to the rear currently used to accommodate a caravan. The double garage at the back of the plot is a significant addition, offering secure parking or workshop space, and is accessible from the rear lane. The overall corner plot gives a sense of separation from neighbouring properties and a feeling of privacy that's often hard to find in homes of this type.

On entry via a side-facing porch, the ground floor starts with a well-proportioned lounge. A feature fire surround with an electric fire adds a focal point, while the staircase to the first floor is neatly tucked into the



corner of the room. The kitchen, situated to the rear, has been fitted with a range of wall and base units offering storage and workspace. There's room here for further modernisation if desired.

Perhaps the standout space downstairs is the conservatory, which wraps around the back and side of the property. It has been thoughtfully set up to act as a second sitting area and dining space, featuring a log burner that provides both warmth and a homely atmosphere throughout the year. The additional floor space this room provides transforms the feel of the house, making it feel far more generous than standard two-bedroom layouts.

Upstairs, the first-floor landing leads to two comfortable double bedrooms. Both rooms benefit from good proportions and natural light. The bathroom, located between the two bedrooms, is fitted with a three-piece suite and serves the needs of the property well. Again, there's potential here to update to personal taste, but the room is clean and functional.

Externally, the property really comes into its own. The side and front gardens are mostly laid to patio and

decorative stone for ease of maintenance, with planting beds and scope to landscape further. To the rear, a double garage provides significant value and flexibility, ideal for anyone needing secure storage, off-street parking, or workshop space. The adjacent hard standing is another bonus, especially for those with a caravan, trailer, or additional vehicles.

Fleming Way is well placed for everyday needs. Just a short drive or walk away is the popular Wickersley area, which provides a wide variety of shops, pubs, and cafés. Supermarkets nearby include a large Morrisons on Bawtry Road, as well as Tesco Express and Aldi in Bramley. For commuters, there are excellent road links to the M18 and M1, making access to Sheffield, Doncaster and Rotherham straightforward. Public transport connections are strong too, with local bus services regularly running through the area.

For families, there are a number of well-regarded schools within easy reach. These include Flanderwell Primary School and St. Alban's Catholic Primary, both of which are within walking distance. Wickersley



School and Sports College is a popular choice for secondary education and is also nearby. Overall, this is a property with plenty going for it: a strong location, generous outside space, and features that set it apart from standard homes in its category. With no onward chain and available to view now, it presents a genuine opportunity for buyers looking to make a well-located and practical move.

SIDE ENTRANCE PORCH With side facing entrance door, side facing window, front facing arch window and door to the lounge.

LOUNGE A generous size lounge with coving to the ceiling. There is a spindled staircase that rises to the first floor landing. The focal point of the room is the feature fire surround with electric fire and front facing window.

KITCHEN Has a range of fitted wall and base units in

white. Base units are set beneath worktops which include a one and a half bowl sink, hob, oven, plumbing for washing machine, space for fridge, tiled floor, tiled walls, rear facing window and rear facing entrance door to the conservatory.

CONSERVATORY The conservatory wraps around from the rear to the side. Currently used as a dining area and sitting area. With side, rear facing windows, a log burning stove and French doors open onto the rear garden.

LANDING With side facing window and loft access.

BEDROOM ONE With coving to the ceiling, dado rail to half height and front facing window.

BEDROOM TWO With coving to the ceiling, dado rail to half height and rear facing window.

BATHROOM Having a white three piece suite which

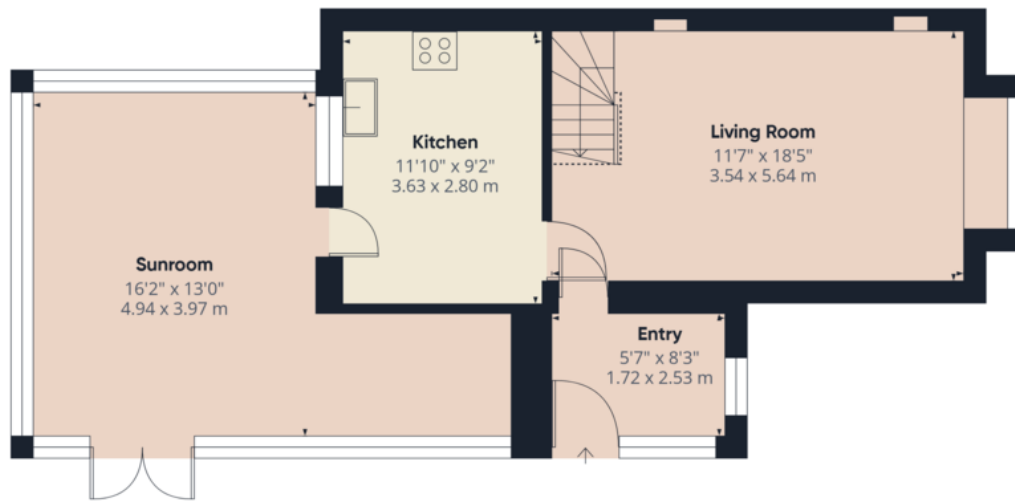
comprises of low flush w.c, wash hand basin, jacuzzi style bath, tiled walls and built in storage cupboard.

OUTSIDE Set on a corner plot to the front is a lawn garden with mature shrubs and trees. To the side of the property is a patio style garden that provides seating and dining areas. There is a hard standing currently housing a caravan and there is a double garage to the rear.

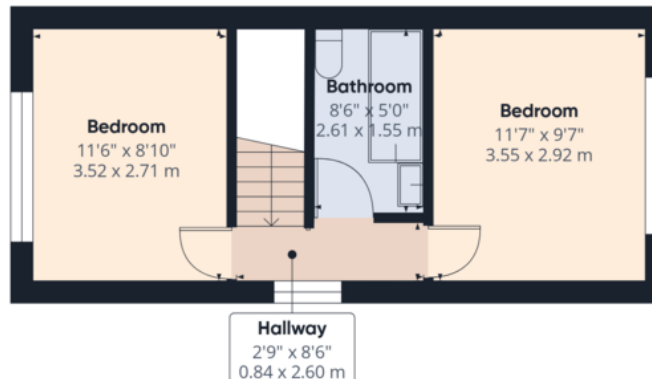


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
946 ft²
87.8 m²

Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are

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