



# READINGS

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The Parade  
Fleckney, Leicester, LE8 8AY

**Offers Over £300,000**





## The Parade

Fleckney, Leicester, LE8 8AY

Situated in the heart of this popular village, along a charming pedestrian walkway, is this delightful three-bedroom cottage. It is offered for sale in excellent condition, seamlessly blending character with modern elements and creature comforts. Additionally, there is a large detached garage providing parking and extra storage.

Inside, you'll find an entrance area leading to a lounge with a log burner and a door that opens to the garden. On the other side of the cottage, there is an open-plan dining kitchen featuring high-end units and work surfaces, along with another log burner in the dining space. A useful pantry adds extra practicality.

Upstairs, there are two double bedrooms, a single bedroom, and an attractive shower room. Outside, the property boasts a charming partly walled garden with ample space. A bridge over the brook leads to an additional patio area and provides access to the garage.

The cottage features uPVC double-glazed windows and gas central heating from a modern boiler, and it is in excellent decorative order throughout. An internal viewing is essential to fully appreciate everything this cottage has to offer.

### Property Information

Tenure: Freehold

Local Authority: Harborough

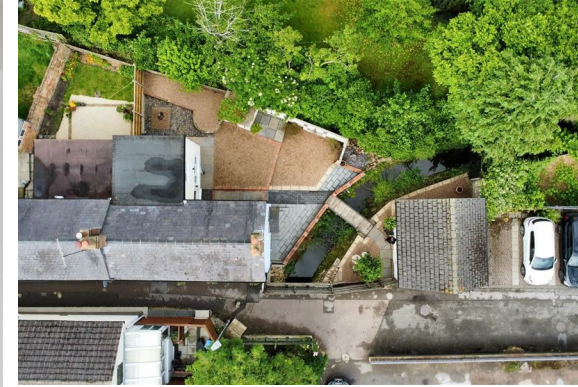
Council Tax Band: B

Type of Construction: Brick with tiled roof

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low







## Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

## Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

## Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.





## Floor Plan



## Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

