



# Knightsbridge Estate Agents

SELLING | LETTINGS | LAND & NEW HOMES



## Pells Close, Fleckney, Leicester, LE8 8TJ Offer in Excess of £325,000

Nestled in the picturesque village of Fleckney sits this four-bedroom detached property located on Pells Close. The property is perfectly situated for everyday amenities within the village of Fleckney such as local Co-op, regular bus routes running to and from Leicester City Centre and popular local schooling such as Leicester Grammar School and Fleckney Primary School. The property comprises of driveway, garage, downstairs WC, through lounge diner, kitchen, utility room, family bathroom, four bedrooms and a rear garden.



**CLARENDON PARK**  
72 QUEENS ROAD  
T. 0116 274 5544

**OADBY**  
49 THE PARADE  
t. 0116 271 3333

**WIGSTON**  
34 LEICESTER ROAD  
t. 0116 288 4888

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## Property Specification

### Entrance Hall 4'4" x 11'6"

With a uPVC double glazed door, wooden flooring, understairs cupboard, radiator.

### Downstairs WC 4'3" x 6'9"

With a window to the front elevation, wash hand basin, WC, radiator.

### Through Lounge Diner

### Lounge Area 11'6" x 18'3"

With two uPVC double glazed windows to the side elevation, wooden flooring, radiator.

### Dining Area 9'8" x 12'5"

With a sliding patio door to the side elevation, French door to the side elevation, wooden flooring, radiator.

### Kitchen 9'3" x 11'1"

With a door to the side elevation, window to the rear elevation, range of wall and base units with work surfaces over, space for dishwasher, space for an oven, extractor fan, sink and drainer unit.

### Utility Room 5'6" x 8'8"

With a window to the side elevation, range of base units with work surface over, space for a washing machine, space for a tumble dryer, space for a fridge freezer, boiler.

### First Floor Landing

With an airing cupboard, radiator, access to all four bedrooms, access to the bathroom, access to the loft hatch with a fully boarded loft space.

## Features

- Through Lounge Diner
- Kitchen
- Utility
- Four Bedrooms
- Bathroom
- Downstairs WC
- Garage
- Off Road Parking





## Property Specification (continued)

### Bedroom One 11'6" x 12'1"

With a window to the front elevation, radiator.

### Family Bathroom 5'4" x 10'1"

With a window to the side elevation, tiled wall, tiled floor, vanity sink unit, p-shaped bath with shower over, WC, heated towel rail.

### Bedroom Two 9'3" x 11'8"

With a window to the rear elevation, wooden flooring, radiator.

### Bedroom Three 8'6" x 11'9"

With a window to the rear elevation, wooden flooring, radiator.

### Bedroom Four 8'6" x 9'4"

With a window to the side elevation, radiator.

### Garage

With a roller door, power, lighting.

### Front Garden

With a driveway, lawn.

### Rear Garden

With a patio area, lawn, plant and shrub borders.

### Tenure

Freehold

### Council Tax

Band D





## Property Layout



## Energy Efficiency Rating

Current Rating – 70 C

Potential Rating – 84 B



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### Important Note: Floorplans

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## Features

- Through Lounge Diner
- Kitchen
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## Features

- ⌘ Through Lounge Diner
- ⌘ Kitchen
- ⌘ Utility
- ⌘ Four Bedrooms
- ⌘ Bathroom
- ⌘ Downstairs WC
- ⌘ Garage
- ⌘ Off Road Parking





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