



Kibworth Road, Fleckney

£500,000

Luxury living awaits in this newly built 4-bed house in Fleckney. Set in a private enclave with gated entrance, it features a spacious lounge with log burning stove, Enjoy the peaceful village ambiance, while having easy access to Leicester's amenities. A perfect blend of elegance and comfort.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





Lounge 19' 0" x 10' 6" (5.79m x 3.20m)

Kitchen 16' 7" x 10' 4" (5.05m x 3.15m)

Utility 10' 4" x 7' 4" (3.15m x 2.24m) & **Cloak Room** 5' 6" x 3' 3" (1.68m x 0.99m)

Back Office 10' 4" x 8' 6" (3.15m x 2.59m)

Front Office 10' 9" x 8' 0" (3.28m x 2.44m)

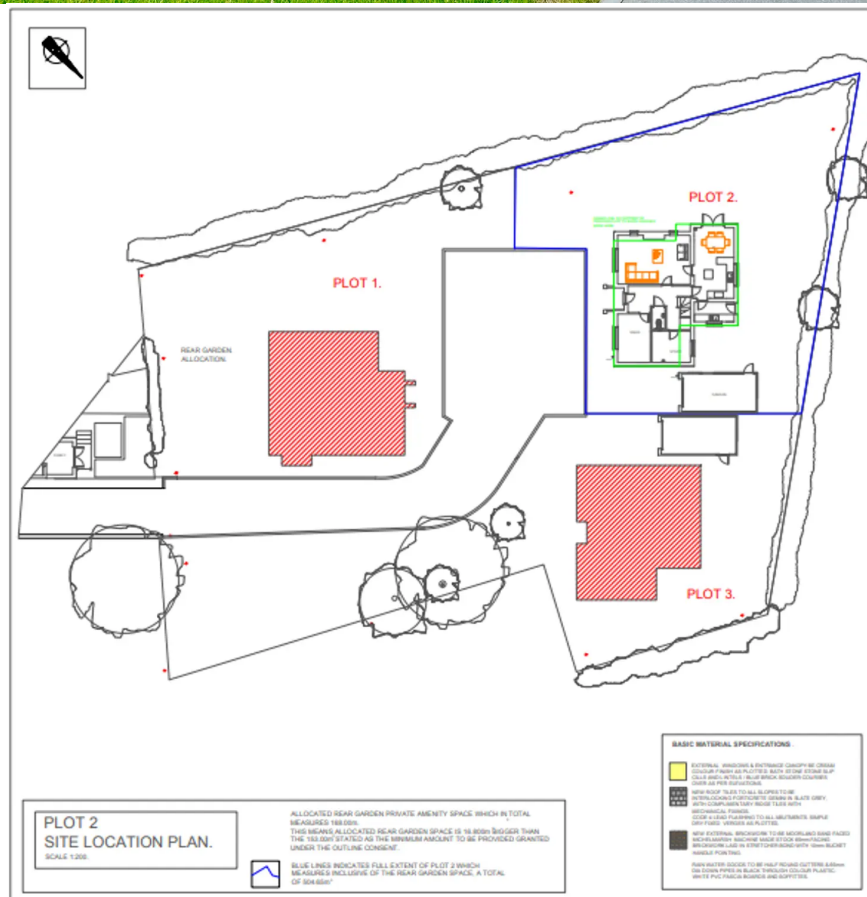
Principal Bedroom 12' 5" x 11' 4" (3.78m x 3.45m) & **En-Suite** 7' 1" x 5' 9" (2.16m x 1.75m)

Bedroom Two 11' 4" x 8' 1" (3.45m x 2.46m)

Bedroom Three 11' 3" x 8' 8" (3.43m x 2.64m)

Bedroom Four 11' 5" x 6' 7" (3.48m x 2.01m)

Bathroom 10' 2" x 7' 0" (3.10m x 2.13m)



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 58.02 m², SECOND FLOOR: 67.21 m²
 TOTAL: 125.23 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 58.02 m², SECOND FLOOR: 67.21 m²
 TOTAL: 125.23 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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