



Kibworth Road, Fleckney

In Excess of £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.



0116 288 4888

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)



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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