



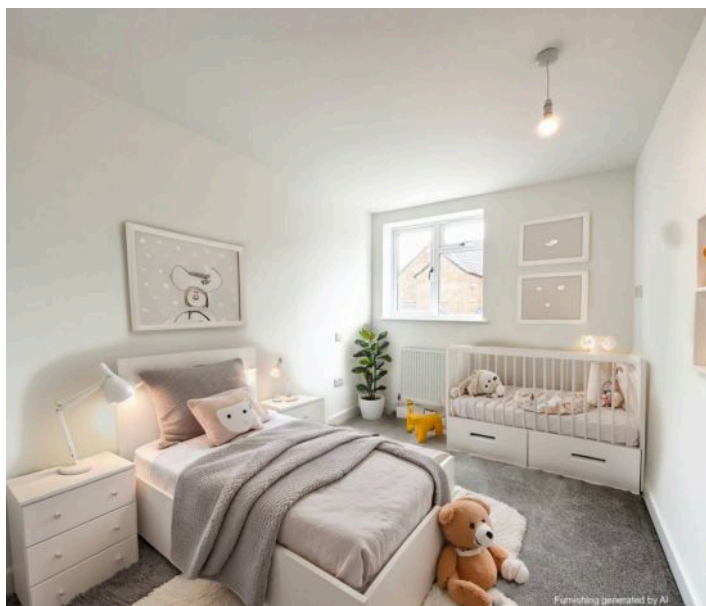
## Kibworth Road, Fleckney

offers over £475,000

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.







### Entrance Hall

With door to the front, access to ground floor living accommodation, tiled flooring, understair cupboard and stairs to the first floor.

### Snug

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

An ideal space that can be used as a home office/study, playroom or snug. With a double glazed window to the front elevation and carpet.

### Study

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

An ideal space for an office/study, playroom or snug, with a double-glazed window to the rear elevation and carpet.

### Downstairs WC

With WC, wash hand basin with cupboard under, wall mounted mirror, tiled flooring and extractor fan.

### Lounge

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

With a double-glazed window to the front elevation, two double-glazed windows to the side elevation, folding doors from the entrance hall, a feature log burner with brick surround and an opening leading to the breakfast kitchen.



## Kitchen

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

With modern wall and base units, tiled splash backs, built-in oven, hob and extractor, one and half bowl sink and drainer unit, space for a dining table, patio doors leading to the rear garden, built-in dishwasher, built-in fridge, tiled flooring, window to the rear elevation. Has access to the utility room.

## Utility

10' 4" x 7' 4" (3.15m x 2.24m)

With a selection of modern wall and base units, a door leading to the side leading to the rear garden, a sink and drainer unit, tiled flooring, space for appliances.

## First Floor Landing

With access to the bedrooms and bathroom, a double-glazed window to the rear elevation, radiator and carpet.

## Principal Bedroom

12' 5" x 11' 4" (3.78m x 3.45m)

With a double-glazed window to the front elevation, radiator, carpet and access to the en-suite

## En-Suite

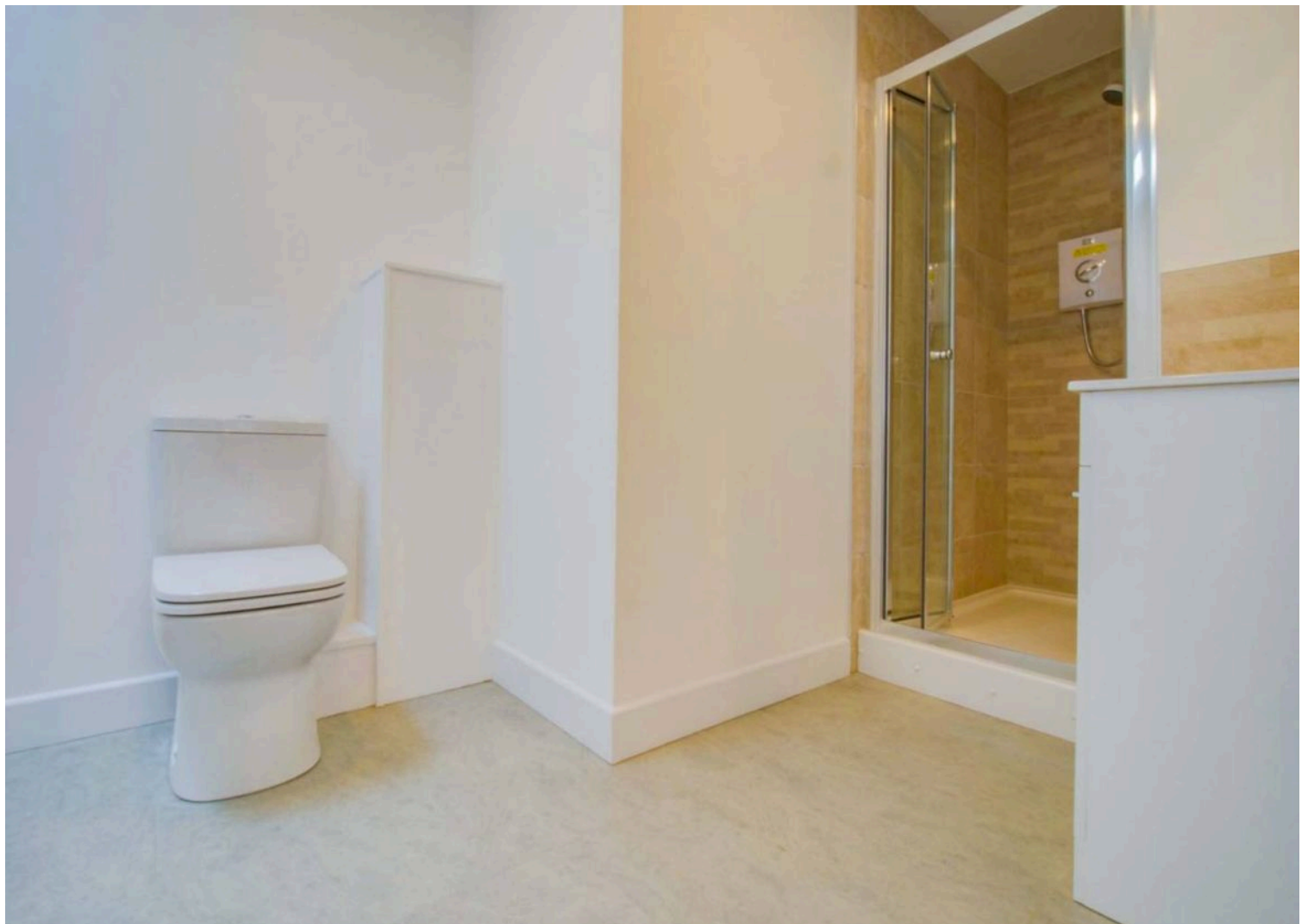
7' 1" x 5' 9" (2.16m x 1.75m)

With a double-glazed window to the rear elevation, heated towel rail, WC, wash hand basin with tiled splash backs and storage unit under, shower cubicle with shower, wall mounted mirror, tiled flooring and extractor.













### **Bedroom Two**

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

With a double-glazed window to the front elevation, radiator and carpet.

### **Bedroom Three**

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

With a double-glazed window to the side elevation, a skylight window to the rear elevation, built-in storage, carpet and a radiator.

### **Bedroom Four**

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

With a double-glazed window to the front elevation, radiator and carpet.

### **Bathroom**

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

With a double-glazed skylight window to the side elevation, bath, partially tiled walls, wash hand basin with cupboard under, WC, wall-mounted mirror, heated towel rail, shower cubicle and tiled flooring.

### **Garden**

With gated side access to the front elevation, access to the garage, patio seating area, pathway and lawn.

### **Front Garden**

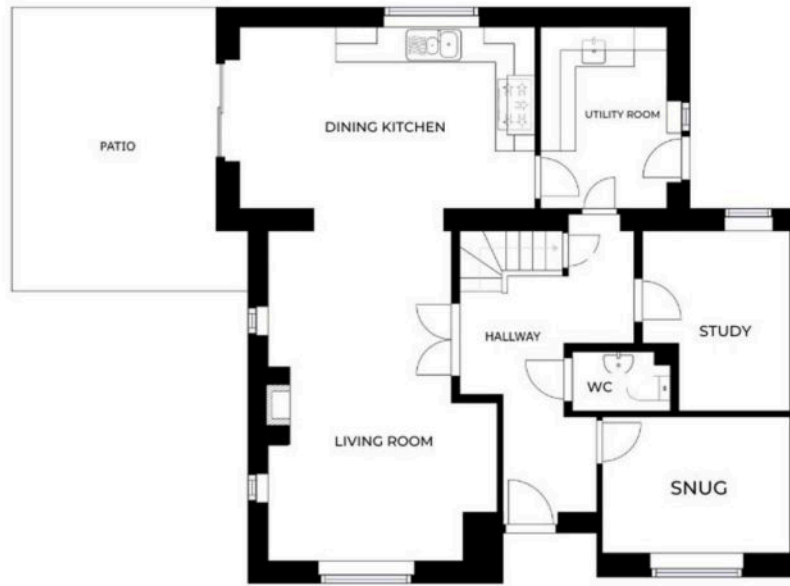
With a walkway leading to the front door covered by a wooden overhead canopy.

### **Garage**

With a double-glazed window and door.

### **Driveway**

Providing off road parking



GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 58.02 m<sup>2</sup>, SECOND FLOOR: 67.21 m<sup>2</sup>  
TOTAL: 125.23 m<sup>2</sup>  
SIZES AND CONNECTIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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SECOND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 58.02 m<sup>2</sup>, SECOND FLOOR: 67.21 m<sup>2</sup>  
TOTAL: 125.23 m<sup>2</sup>  
SIZES AND CONNECTIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Living in Fleckney, Leicester offers a myriad of benefits. This idyllic village provides a peaceful and close-knit community atmosphere, perfect for those seeking a relaxed lifestyle. The area is renowned for its scenic countryside, allowing residents to indulge in nature walks, cycling, and outdoor activities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

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