

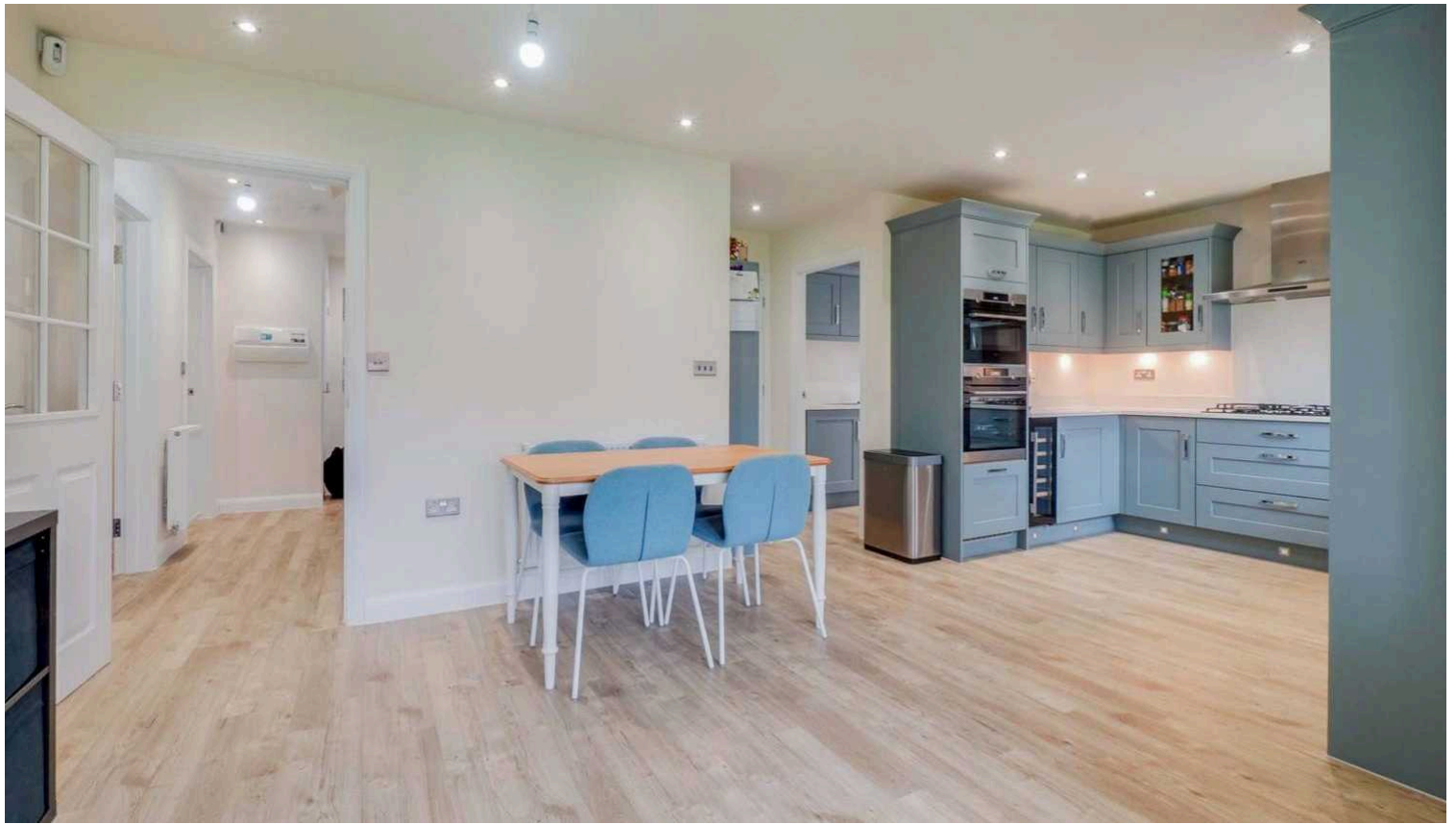


Garner Way, Fleckney

Offers Over of £550,000

Situated on the edge of Fleckney Village, this FOUR BEDROOM detached home spans over 1,750 sq ft & features luxury upgrades, including granite worktops & AEG appliances. With spacious living areas, a master suite with a walk-in wardrobe & prime location near schools, it's IDEAL FOR FAMILY LIVING.





Entrance Hall

With wood effect flooring, recess spotlights to the ceiling, a room thermostat, chrome lights switches and sockets, a storage cupboard and a radiator.

Reception Room One

16' 11" x 12' 0" (5.16m x 3.66m)

With double-glazed double doors providing access to the rear garden, wood effect flooring, chrome light switches and sockets, recess spotlights to the ceiling and two radiators.

Reception Room Two

11' 7" x 9' 2" (3.53m x 2.79m)

With a double-glazed window to the front elevation, wood effect flooring, recess spotlights to the ceiling, chrome light switches, chrome plug sockets and a radiator.

Reception Room Three/Study

9' 3" x 7' 1" (2.82m x 2.16m)

With a double-glazed window to the front elevation, wood effect flooring, chrome light switches, recess spotlights to the ceiling, chrome plug sockets and a radiator.



Ground Floor WC

4' 10" x 3' 1" (1.47m x 0.94m)

With a double-glazed window to the front elevation, wood effect flooring, partly tiled walls, wash hand basin, WC, recess spotlights to the ceiling and a radiator.



Kitchen

21' 3" x 14' 4" (6.48m x 4.37m)

With double-glazed double doors providing access to the rear garden, a double-glazed window to the rear elevation, wood effect flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, plinth LED lighting, AEG five-ring gas hob, electric oven, microwave oven, fridge freezer, wine fridge, recess spotlights in the ceiling, AEG dishwasher, stainless steel chimney hood and two radiators.

Utility Room

7' 4" x 5' 2" (2.24m x 1.57m)

With a double-glazed door to the side elevation, wood effect flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, AEG washing machine and space for tumble dryer, recess spotlights in the ceiling and a radiator.

Ground Floor WC

4' 10" x 3' 1" (1.47m x 0.94m)

With a double-glazed window to the front elevation, wood effect flooring, partly tiled walls, wash hand basin, WC, recess spotlights to the ceiling and a radiator.

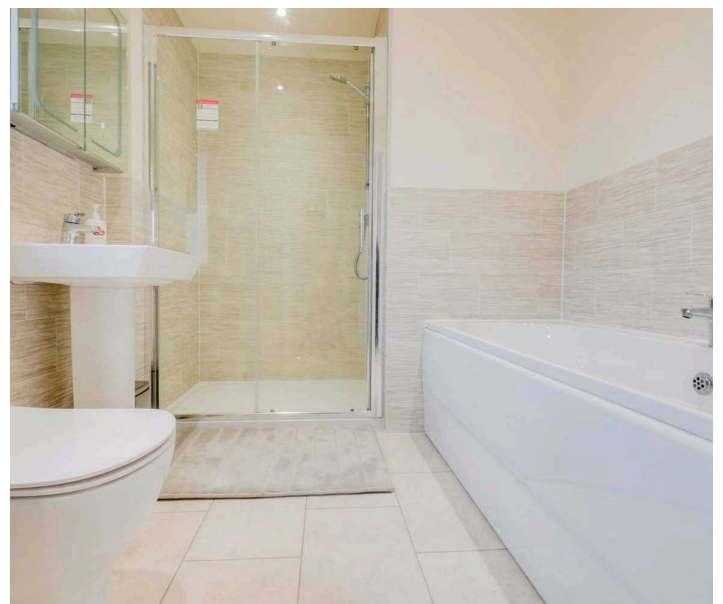
First Floor Landing

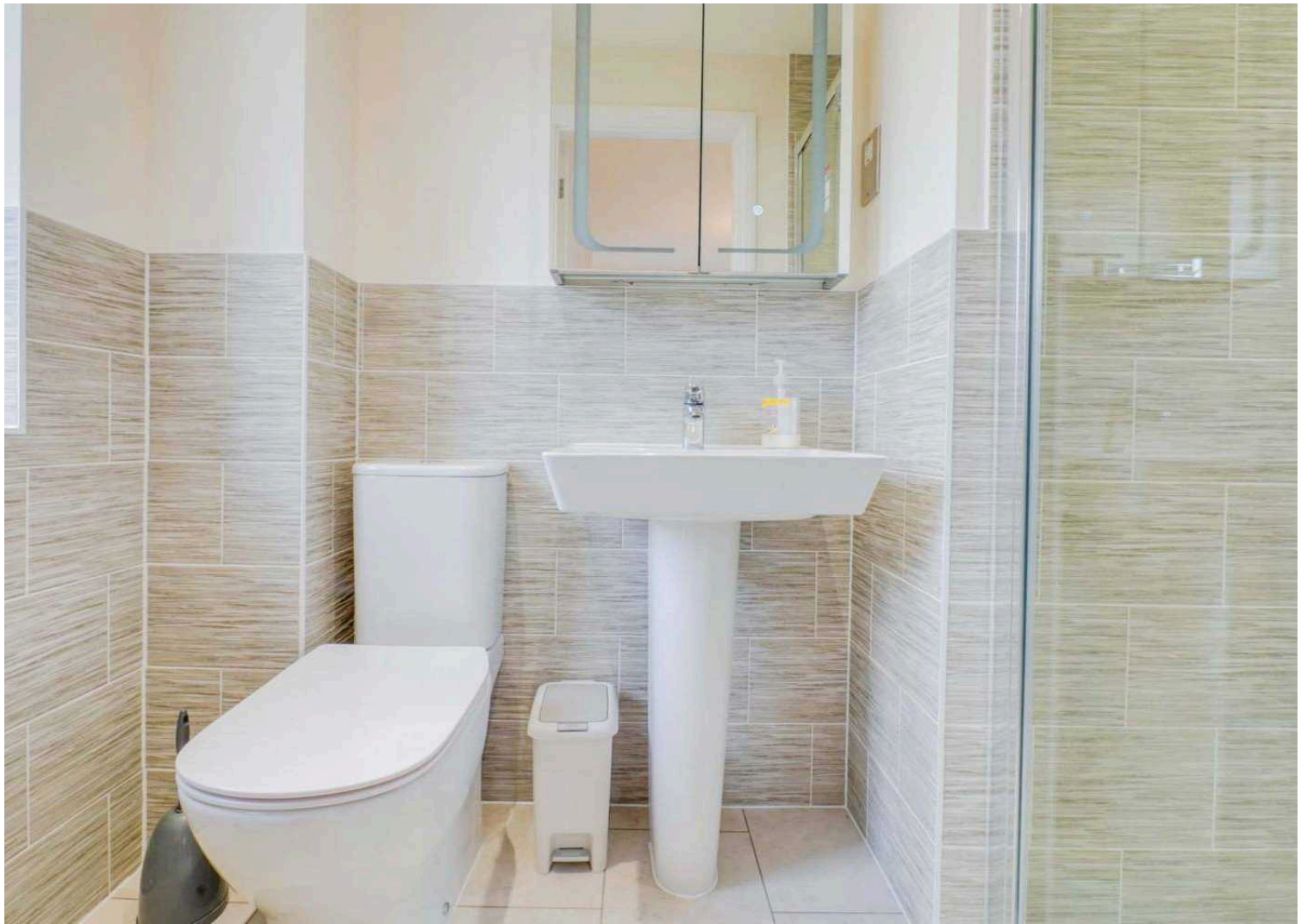
With loft access, fitted cupboard with pressurised hot water cylinder and a radiator.

Master Bedroom

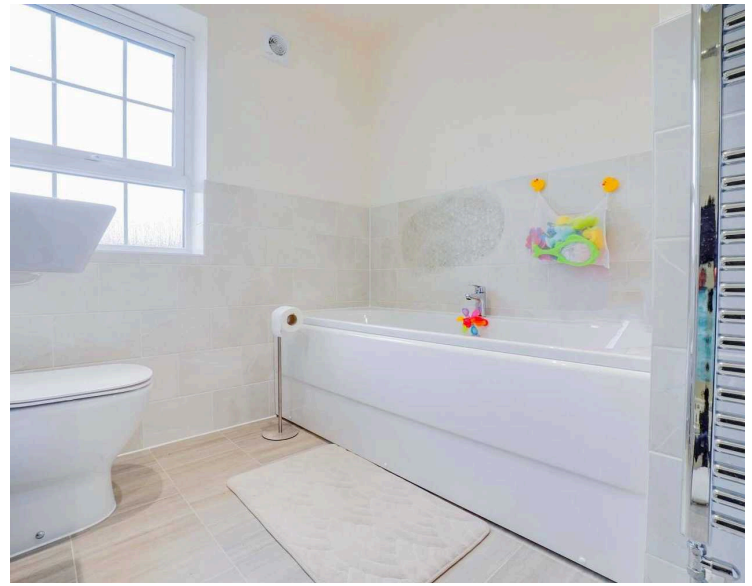
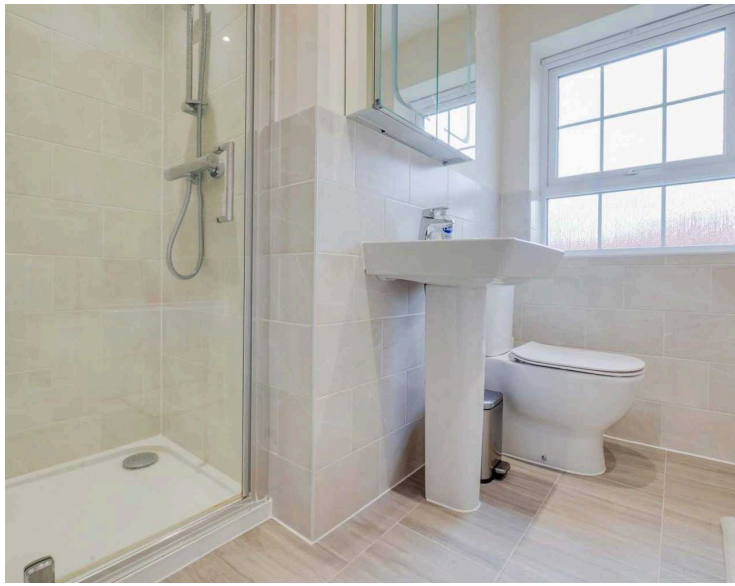
16' 11" x 11' 10" (5.16m x 3.61m)

With double-glazed windows to the front and side elevations, recess spotlights in the ceiling, room thermostat and a radiator.









Walk-in Wardrobe Area

10' 4" x 3' 4" (3.15m x 1.02m)

With a double-glazed window to the rear elevation, a range of fitted wardrobes, recess spotlights in the ceiling and a radiator.

En-Suite

8' 7" x 7' 2" (2.62m x 2.18m)

With a double-glazed window to the side elevation, tile effect flooring, bath with mixer tap, double shower cubicle with thermostatic shower, wash hand basin, partly tiled walls, WC, recess spotlights in the ceiling and a heated towel rail.

Bedroom Two

11' 6" x 10' 7" (3.51m x 3.23m)

With two double-glazed windows to the rear elevation, fitted wardrobes/cupboards, recess spotlights in the ceiling and a radiator.

En-Suite

8' 9" x 3' 10" (2.67m x 1.17m)

With a double-glazed window to the side elevation, tile effect flooring, a double shower with a thermostatic shower, wash hand basin, WC, partly tiled walls, recess spotlights in the ceiling, extractor fan and a chrome heated towel rail.

Bedroom Three

11' 9" x 10' 9" (3.58m x 3.28m)

With a double-glazed window to the front elevation, fitted wardrobes/cupboards, recess spotlights in the ceiling and a radiator.

Bedroom Four

11' 1" x 9' 7" (3.38m x 2.92m)

With a double-glazed window to the front elevation, fitted wardrobes/cupboards, recess spotlights in the ceiling and a radiator.

Family Bathroom

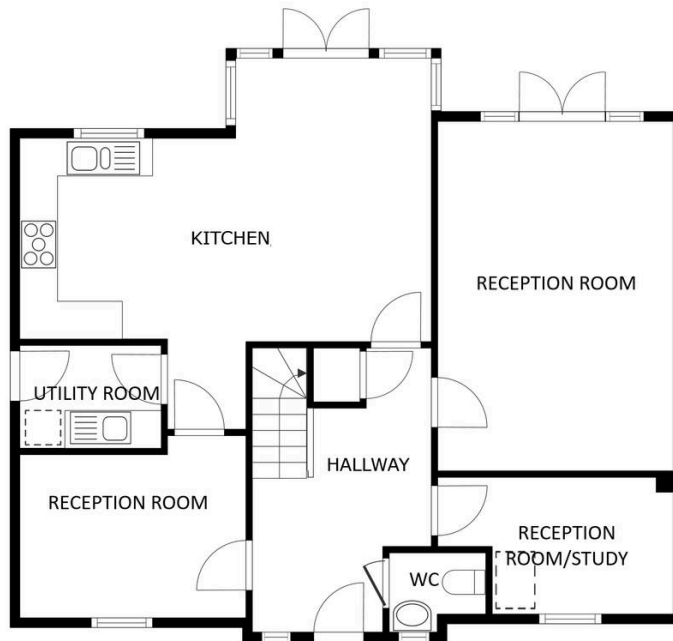
With a double-glazed window to the rear elevation, tiled effect flooring, bath with mixer tap, double shower cubicle with thermostatic shower, WC, wash hand basin, partly tiled walls, extractor fan and a heated chrome towel rail.

Front Garden

With low maintenance planted borders to either side of the front door.

Rear Garden

A low maintenance rear garden with gate side entrance, patio seating area, lawn and well maintained fenced premiere borders.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Driveway

With two designated parking spaces in front of the house and parking in front of the garage (at least four vehicles).

Double Garage

17'7" x 17' A double garage with two up and over doors.

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. Well known attractions are also within reach including nearby Wistow Maze in Wistow and both Leicester and Market Harborough train stations with just over an hour commute to London.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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