

Cobwells Close, Fleckney

Offers Over £450,000

A SPACIOUS FAMILY HOME offered for sale with SIX BEDROOMS. Ideal residence for a large or multi-generational family. Outside enjoys a private rear garden and off road parking.





Porch

With a double-glazed window to the side elevation, two double-glazed windows to the front elevation, door to the front elevation and laminate flooring.

Kitchen Diner

22' 4" x 16' 0" (6.81m x 4.88m)

With a single-glazed window to the front elevation, double-glazed windows to the rear elevation, double-glazed French doors to the front elevation, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, breakfast island, cooker, hob, stairs to the first-floor landing, tiled flooring and two radiators.

Lounge

18' 8" x 13' 1" (5.69m x 3.99m)

With carpet flooring and a radiator.

Conservatory

9' 9" x 7' 11" (2.97m x 2.41m)

With double-glazed windows to the side and rear elevations and double-glazed French doors to the rear garden.

Utility Area

9' 3" x 5' 2" (2.82m x 1.57m)

With tiled flooring, fitted storage units, space for a washing machine, space for a tumble dryer and a radiator.

Downstairs Bathroom

6' 10" x 5' 1" (2.08m x 1.55m)

With tiled walls, tiled flooring, claw-foot bath, wash hand basin and a WC.



Bedroom Six

13' 0" x 9' 11" (3.96m x 3.02m)

With laminate flooring and a radiator.

Dressing Room

8' 8" x 7' 1" (2.64m x 2.16m)

With laminate flooring, fitted wardrobe space and a door leading to the garden.

First Floor Landing

With a double-glazed window to the front elevation, carpeting and storage cupboard.

Bedroom One

12' 11" x 11' 0" (3.94m x 3.35m)

With a double-glazed window to the front elevation, double-glazed French doors to the side elevation - leading to a balcony area, tiled flooring and a radiator.

Dressing Room/Walk-in Wardrobe

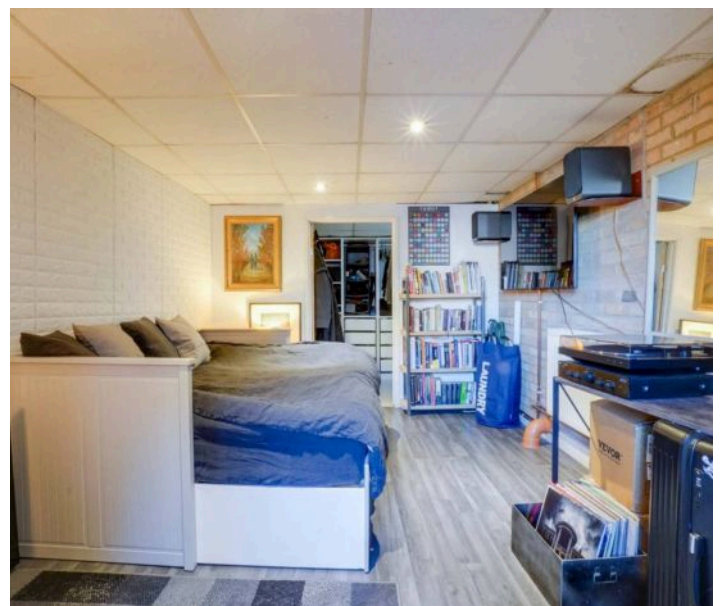
7' 5" x 6' 9" (2.26m x 2.06m)

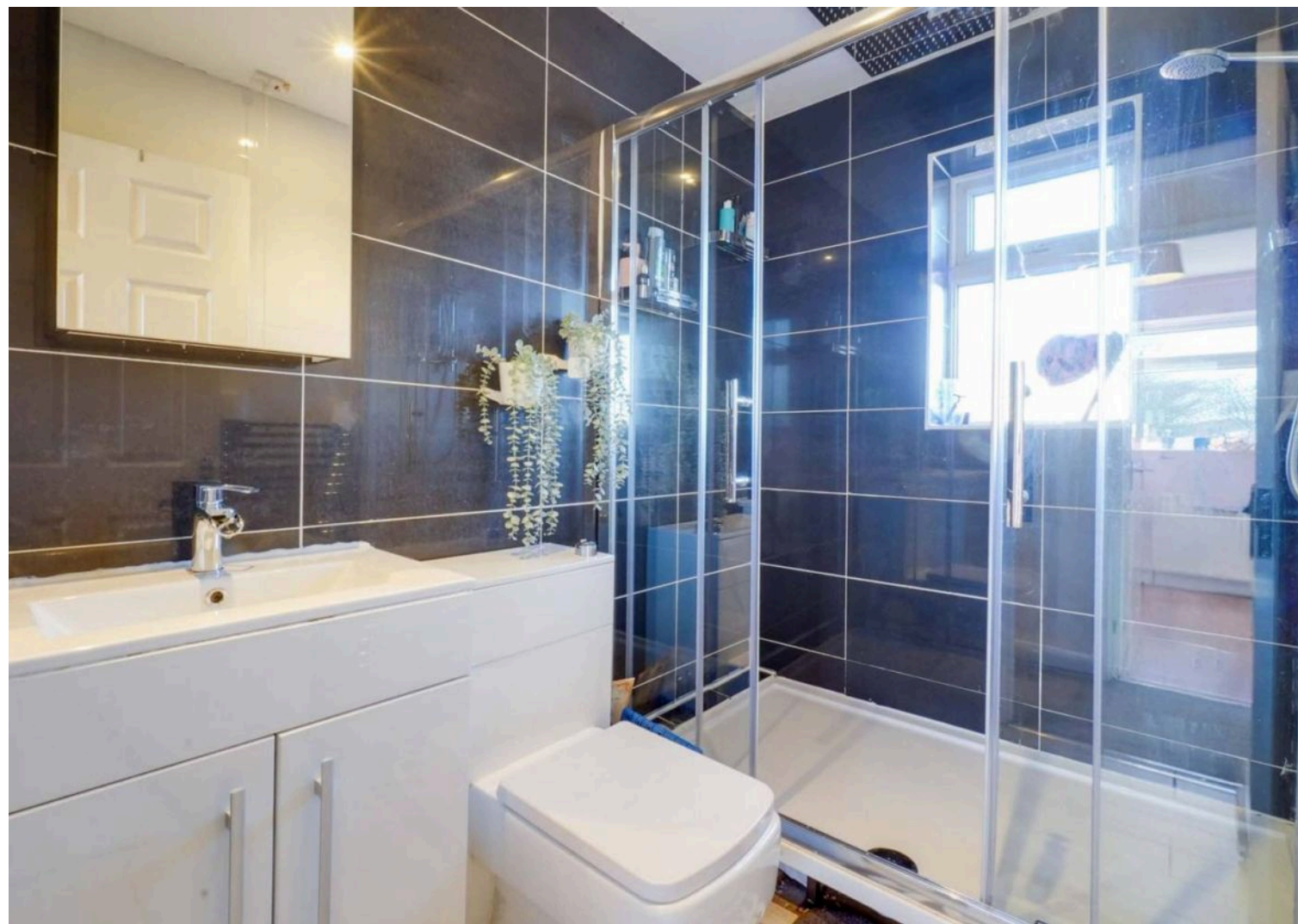
With a double-glazed window to the rear elevation, laminate flooring and fitted hanging rails.

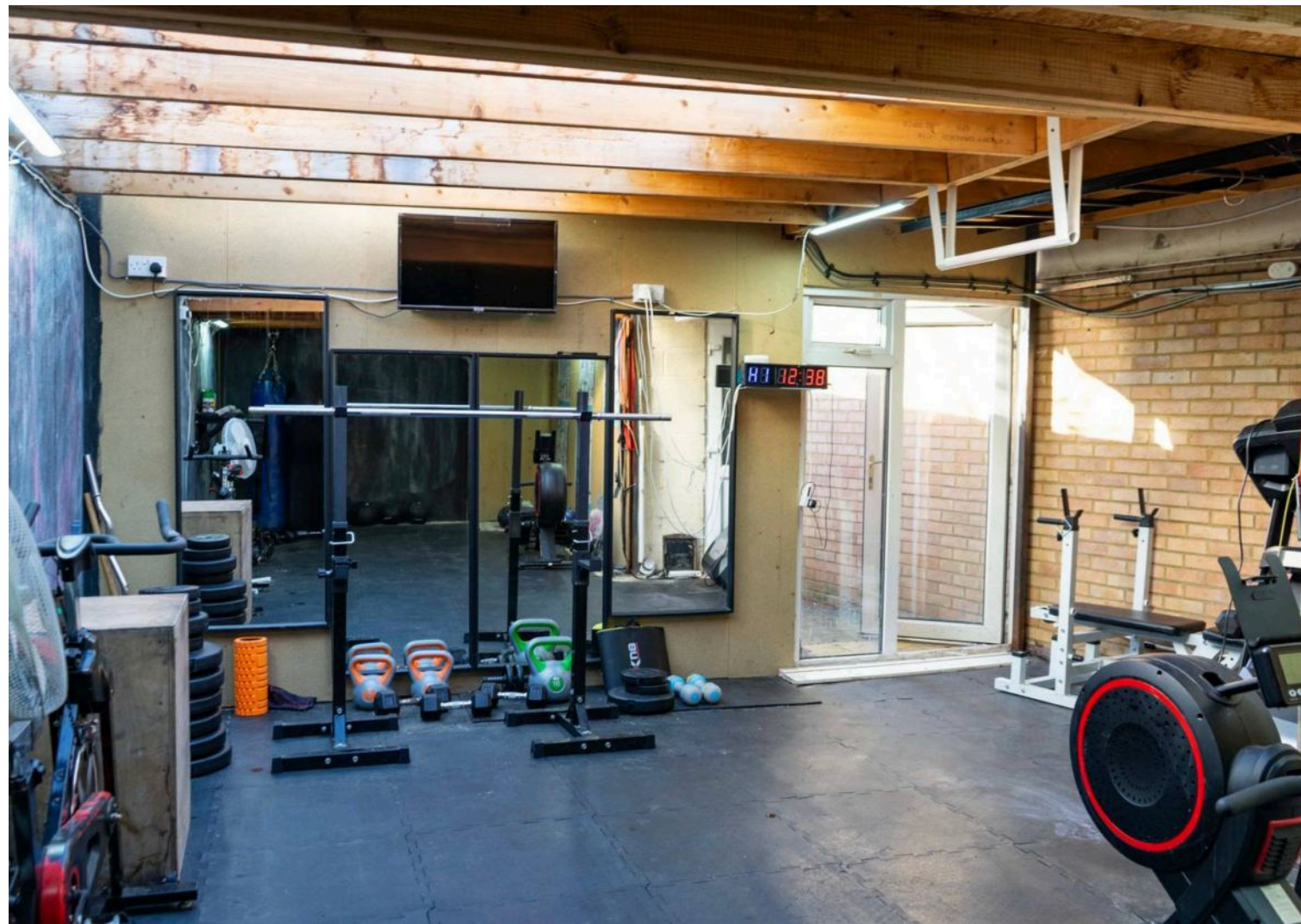
Bedroom Two

10' 7" x 8' 11" (3.23m x 2.72m)

With a double-glazed window to the rear elevation, fitted wardrobe, laminate flooring and a radiator.









Bedroom Three

9' 6" x 8' 4" (2.90m x 2.54m)

With a double-glazed window to the rear elevation, laminate flooring and a radiator.

Bedroom Four

9' 5" x 8' 7" (2.87m x 2.62m)

With a double-glazed window to the rear elevation, fitted wardrobes, carpeting and a radiator.

Bedroom Five

7' 6" x 6' 10" (2.29m x 2.08m)

With a double-glazed window to the front elevation, laminate flooring, fitted shelving and a radiator.

Shower Room

7' 1" x 5' 2" (2.16m x 1.57m)

With a double-glazed window to the front elevation, wooden flooring, tiled walls, a walk-in shower, WC, wash hand basin and heated towel rail.

WC

5' 7" x 4' 5" (1.70m x 1.35m)

With a double-glazed window to the front elevation, tiled flooring, partly tiled walls, WC and a wash hand basin.

Rear Garden

With a lawn area, large shed, pond, wood-built storage shed and a block paved patio area.

Garage 2 vehicle

Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

Parking 4 Vehicles

Paved frontage providing off road parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take 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 (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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.