



Garner Way, Fleckney

£440,000

Executive 4-bed detached house in Fleckney village with open-plan kitchen, utility, home office, en-suite, and garage. Close to schools, ideal for modern living.





Hallway

Entered via a double glazed composite front door. With oak flooring, a radiator and stairs providing access to the first floor.

Lounge

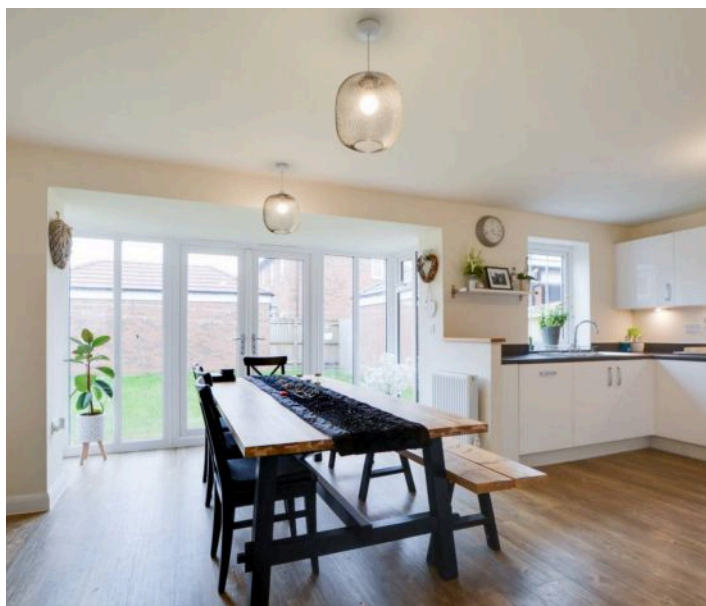
17' 9" x 12' 1" (5.41m x 3.68m)

This light and airy reception room boast plenty of natural light coming through a uPVC double glazed bay window which is also complemented by featured internal shutters. There is a TV point and two radiators.

Open Plan Dining Kitchen

20' 2" x 14' 1" (6.15m x 4.29m)

This impressive and stylish fitted dining kitchen has a uPVC double glazed window the rear elevation, uPVC double glazed French doors providing access to the rear garden. The dining area also has feature drop lights, two radiators and a door providing access to the utility room. The kitchen area consists of a range of stylish white gloss wall and base units complemented by rolled-edge laminated work-surfaces and under cupboard spotlights, stainless steel sink, drainer & mixer tap and laminated splash backs. The kitchen benefits from integrated appliances including; inset five-ring gas hob with stainless steel splash back, double integrated oven, extraction hood and an integrated dishwasher.





Utility Room

8' 3" x 5' 1" (2.51m x 1.55m)

Having an obscured double glazed door providing access to the rear garden, base units accompanied rolled-edge laminated work-surfaces, sink, drainer and mixer tap, wall-mounted boiler, shelving and a radiator. There is plumbing for a washing machine and space for a fridge.

Study / Home Office

9' 2" x 8' 1" (2.79m x 2.46m)

With a uPVC double glazed window to the front elevation with a feature shutter, television point and a radiator.

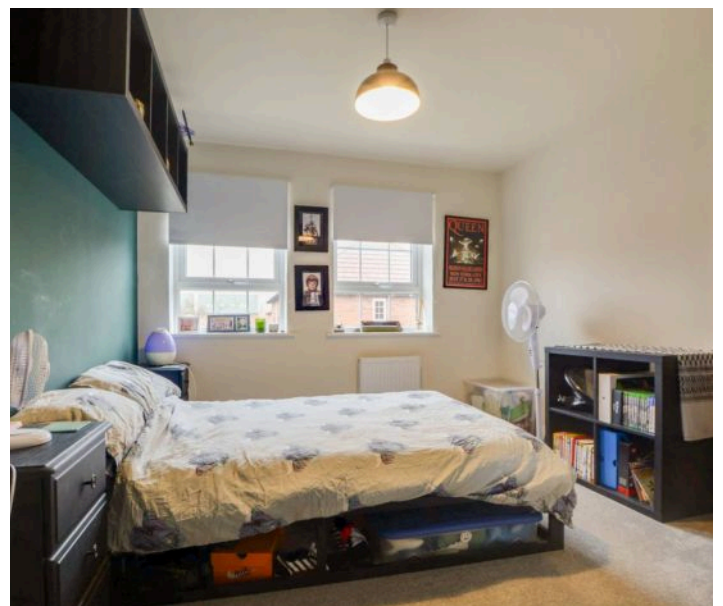
Ground Floor WC / Cloakroom

5' 0" x 4' 11" (1.52m x 1.50m)

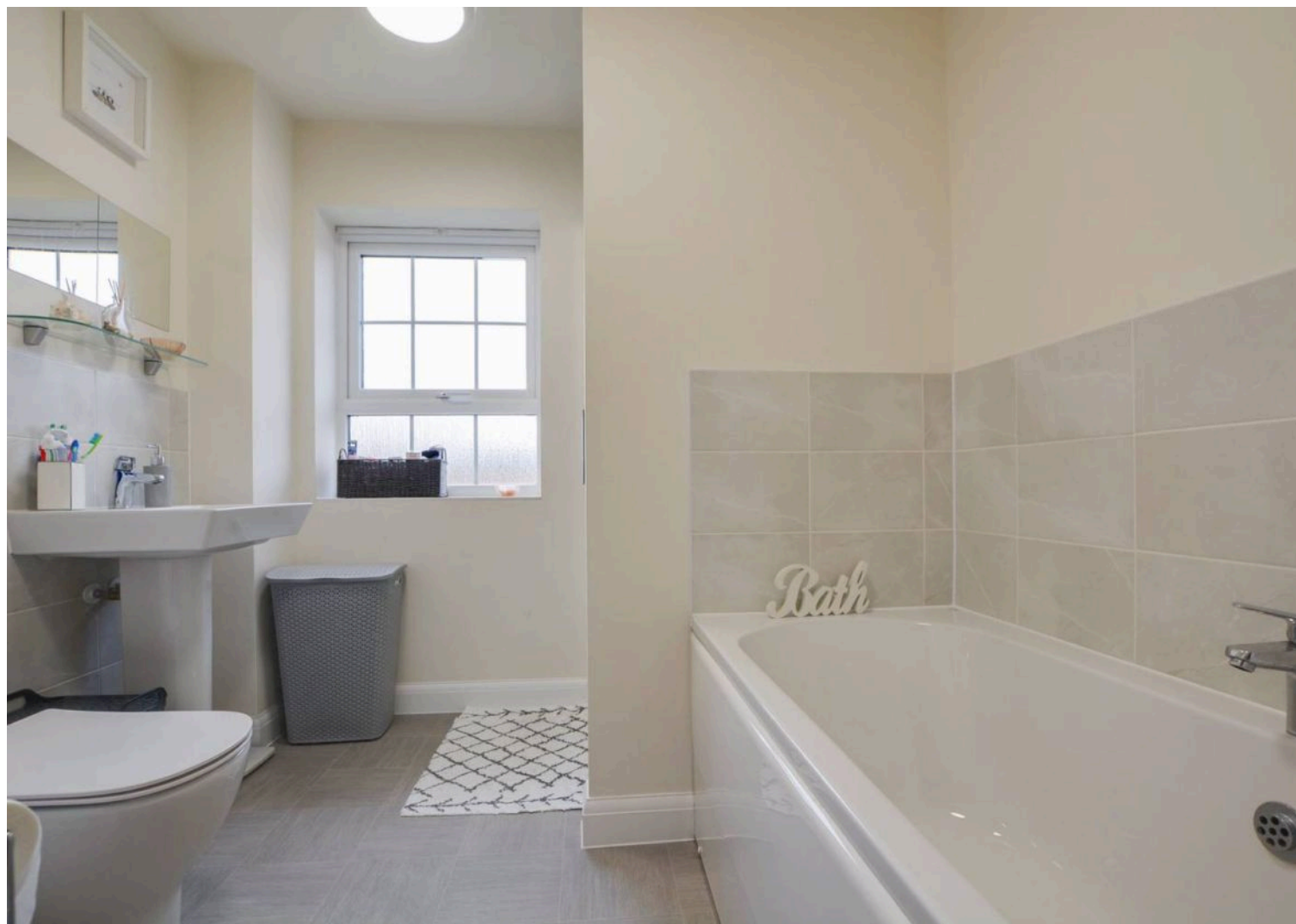
With an obscured uPVC double glazed window to the side elevation, low-level WC, wash hand basin, tiled splash backs, radiator and a door providing access to an under stairs storage cupboard.

First Floor Landing

Having a uPVC double glazed window to the side elevation, built-in cupboard and loft access.









Bedroom One

12' 1" x 12' 0" (3.68m x 3.66m)

This light and airy has uPVC double glazed to the front elevation. It is complemented by two sets of built-in wardrobes, a TV point, a radiator and a door providing access to the en-suite.

En-Suite

7' 1" x 4' 6" (2.16m x 1.37m)

Having an obscured uPVC double glazed window to the side elevation, shower cubicle and shower screen, low-level WC, wash hand basin, tiled splash backs and a feature wall mounted radiator.

Bedroom Two

14' 5" x 9' 10" (4.39m x 3.00m)

With two uPVC double glazed windows to the rear elevation, TV point and a radiator.

Bedroom Three

13' 4" x 9' 5" (4.06m x 2.87m)

With two uPVC double glazed windows to the front elevation, TV point and a radiator.

Bedroom Four

10' 2" x 9' 10" (3.10m x 3.00m)

With a uPVC double glazed window to the rear elevation and a radiator.

Bathroom

8' 8" x 7' 5" (2.64m x 2.26m)

With an obscured uPVC double glazed window the rear elevation, bath, enclosed shower cubicle with shower screen, low level WC, wash hand basin, tiled splash backs and wall mounted radiator.

Front Garden

To the front there is a low-maintenance frontage.

Rear Garden

A lawned rear garden with patio area.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



You can include any text here. The text can be modified upon generating your brochure.





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: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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