

## School Street, Fleckney

Offers Over £380,000

From our standpoint, we feel this is a SPACIOUS and attractive FIVE BEDROOM home situated within the heart of Fleckney. A real gem to the home is a tiered REAR GARDEN in excess of 40FT WIDE, which we feel must be seen to appreciate.







#### **Entrance Porch**

With tiled floor, access to:

#### **Entrance Hall**

With window to the front elevation, shelving, tiled floor, radiator.

#### **Cloaks/WC**

8' 3" x 4' 7" (2.51m x 1.40m)

With window to the rear elevation, wash hand basin with storage below, low-level WC, storage cupboards, tiled floor, part tiled walls, chrome ladder towel rail.

#### **Dining Room**

11' 6" x 9' 3" (3.51m x 2.82m)

With French doors to the rear elevation, tiled floor, radiator.



#### **Lounge One**

15' 6" x 13' 1" (4.72m x 3.99m)

With window to the front elevation, stairs to first floor, open fireplace with surround and hearth, wood effect floor, wall lights, three radiators.

#### **Lounge Two**

13' 2" x 12' 11" (4.01m x 3.94m)

With two windows to the front elevation, fire surround and hearth, radiator.





### Kitchen

12' 7" x 12' 0" (3.84m x 3.66m)

With window to the rear elevation, wall and base units with work surfaces over, breakfast island, sink and drainer, integrated oven and hob with extractor hood, integrated fridge freezer, integrated dishwasher, waste drawer, tiled floor, radiator.

### Rear Lobby

6' 2" x 3' 7" (1.88m x 1.09m)

With storage cupboards, loft access, radiator.

### Conservatory

10' 0" x 5' 9" (3.05m x 1.75m)

With sliding door to the rear elevation, base units with work surface over, tiled floor.

### First Floor Landing

With window to the front elevation, storage cupboard, loft access, radiator.

### Bedroom One

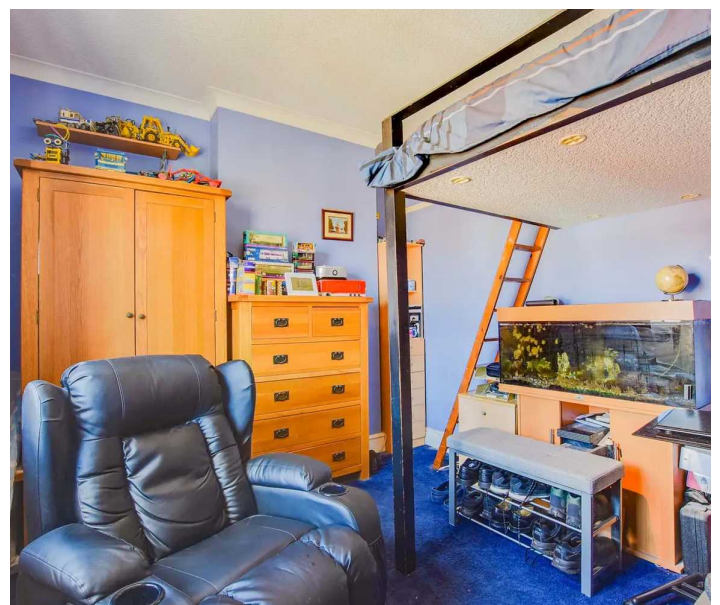
12' 7" x 12' 0" (3.84m x 3.66m)

With windows to the side and rear elevations, radiator.

### En-Suite Bathroom

6' 3" x 5' 7" (1.91m x 1.70m)

With window to the rear elevation, bath, low-level WC, vanity wash hand basin with storage below, tiled floor, part tiled walls, chrome ladder towel rail.



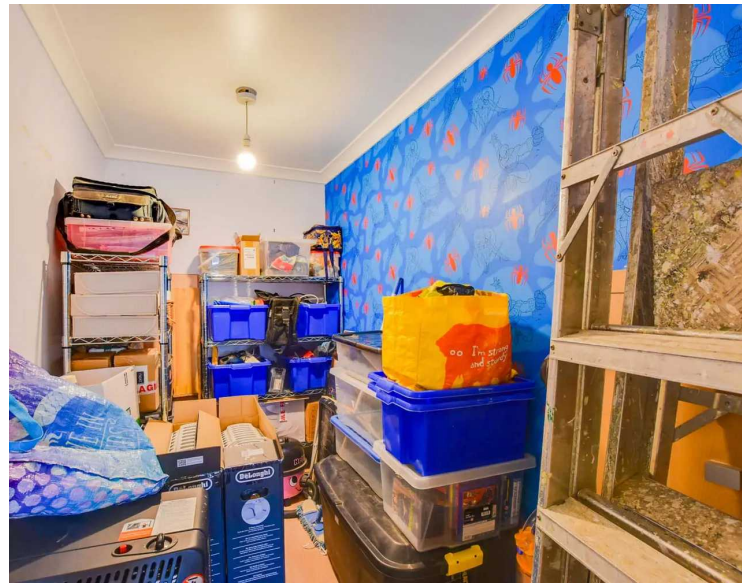












### **Bedroom Two**

13' 2" x 13' 2" (4.01m x 4.01m)

With windows to the front and side elevations, wood effect floor, radiator.

### **Bedroom Three**

11' 10" x 10' 1" (3.61m x 3.07m)

With window to the front elevation, radiator.

### **Bedroom Four**

13' 4" x 4' 10" (4.06m x 1.47m)

With window to the rear elevation, wood effect floor, radiator.

### **Bedroom Five**

10' 0" x 4' 10" (3.05m x 1.47m)

With wood effect floor, radiator.

### **Bathroom**

12' 6" x 9' 0" (3.81m x 2.74m)

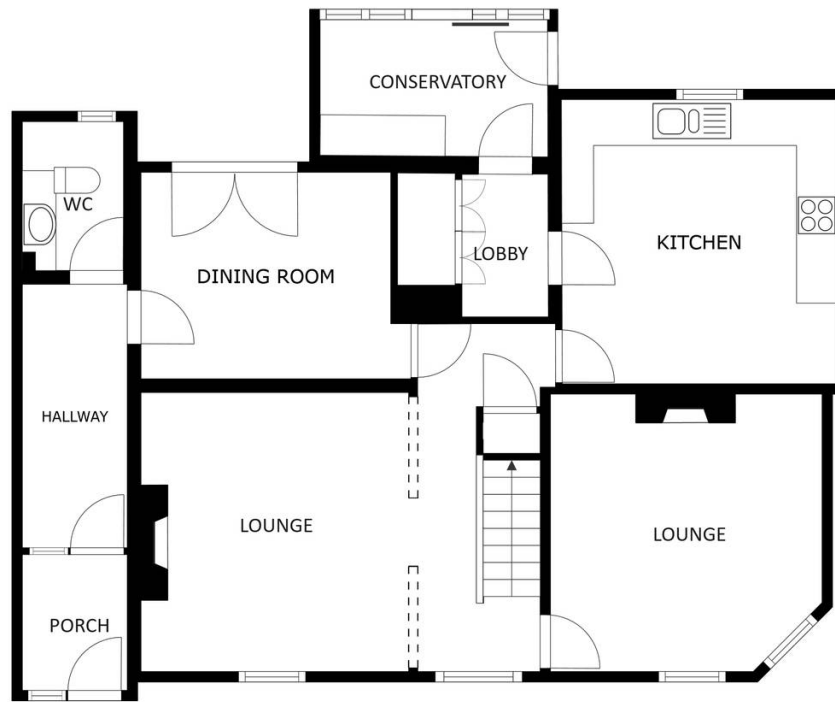
With window to the rear elevation, low-level WC, freestanding bath, shower cubicle, wash hand basin, part tiled walls, tiled floor, storage cupboards and storage bench, medicine cabinet, ceiling beam, radiator.

### **Rear Garden**

In excess of 40ft wide, is this tiered mature rear garden with paved patio area, lawn, covered seating area, shed, rear access.

### **Driveway 2 vehicles**

Situated to the rear of the property 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

**We'll keep you moving...**



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