

## Kibworth Road, Fleckney

£475,000 Freehold

A FOUR BEDROOM executive detached NEWLY BUILT detached home situated within a gated community. The property provides SPACIOUS accommodation to include a good size and STYLISH fitted dining kitchen.







#### **Entrance Hall**

Via a double glazed composite door, with stairs to first floor, storage cupboards.

#### **Ground Floor WC**

With double glazed window to the side elevation, low-level WC, ceramic wash hand basin with storage below, part tiled walls, extractor fan.

#### **Lounge**

18' 3" x 10' 1" (5.55m x 3.07m)

With double glazed windows to the front and side elevations, brick chimney breast with log burning stove and hearth, TV point, under floor heating.

#### **Fitted Dining Kitchen**

19' 9" x 14' 5" (6.02m x 4.40m)

Measurement also 9'4" x 6'9" (2.86m x 2.06m). With double glazed windows to the side and rear elevations, double glazed tri-folding doors with views over the rear garden, spotlights, under floor heating, a range of wall and base units with solid wood worktop over, sink, drainer and mixer tap, part tiled walls, inset four ring gas hob and double oven with extractor over, breakfast bar with solid wood worktop.





### Utility Room

6' 10" x 5' 6" (2.09m x 1.68m)

With double glazed window to the rear elevation, double glazed door leading to rear garden, under floor heating, a range of wall and base units with wood effect worktops, sink, drainer and mixer tap, part tiled walls, space for washing machine, door to garage.

### First Floor Landing

With storage cupboard, loft access leading to a lined loft area providing ideal scope for conversion (sub. to necessary consent).

### Bedroom One

With double glazed window to the side elevation, spotlights, TV point, radiator, door leading to en-suite.

### En-Suite

6' 9" x 5' 10" (2.05m x 1.77m)

With double glazed window to the rear elevation, shower cubicle, low-level WC, wash hand basin with storage below, part tiled walls, radiator.

### Bedroom Two

10' 2" x 8' 8" (3.09m x 2.64m)

With double glazed window to the side elevation, radiator.

### Bedroom Three

10' 6" x 9' 2" (3.21m x 2.79m)

Measurement plus recess area. With double glazed window to the front elevation, radiator.

### Bedroom Four

13' 9" x 6' 2" (4.20m x 1.89m)

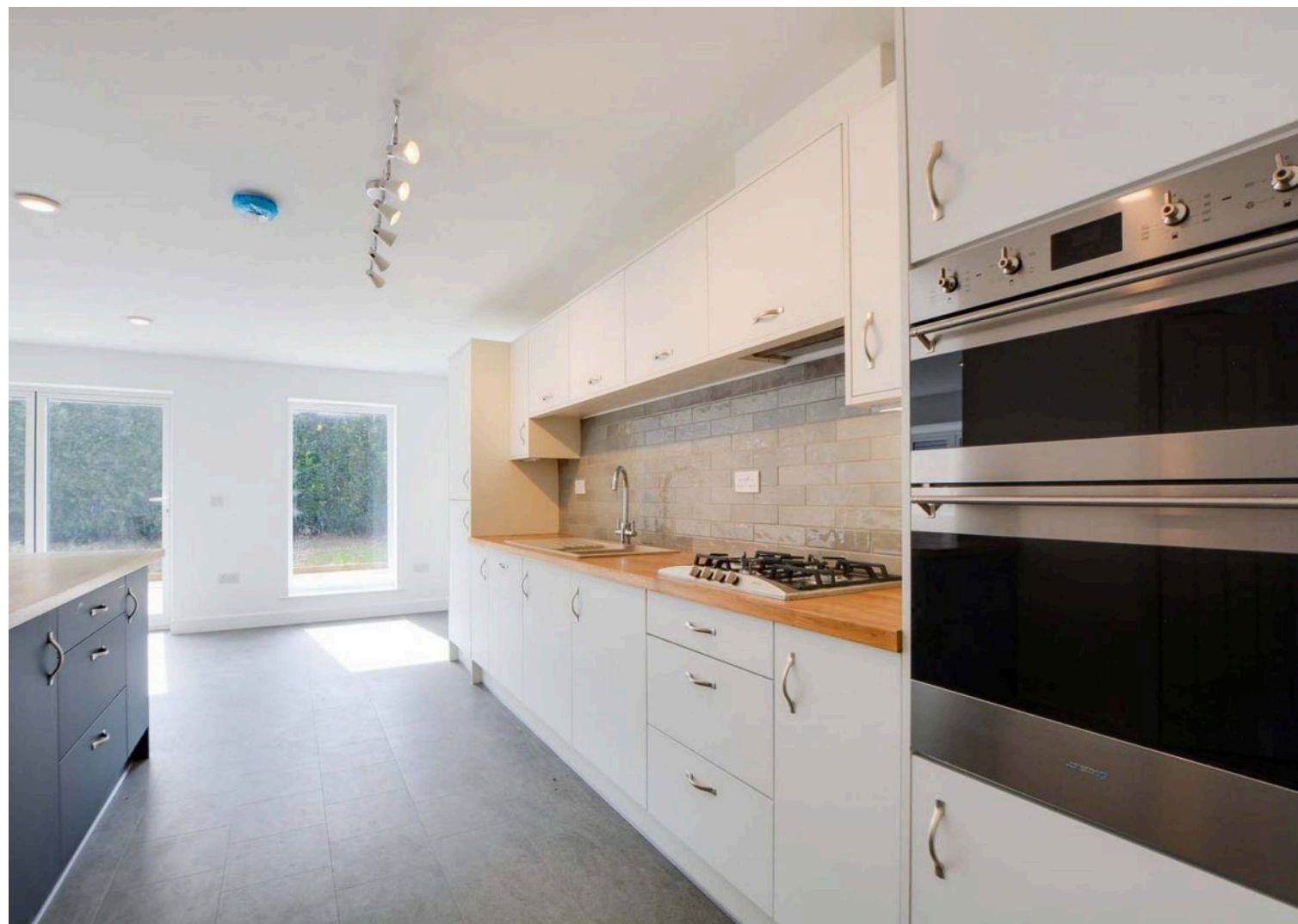
With two double glazed windows to the side elevations











**Rear Garden**

With patio area, fencing to perimeter.

**Parking**

Driveway providing off road parking

**Garage**

Integral garage

**Description**

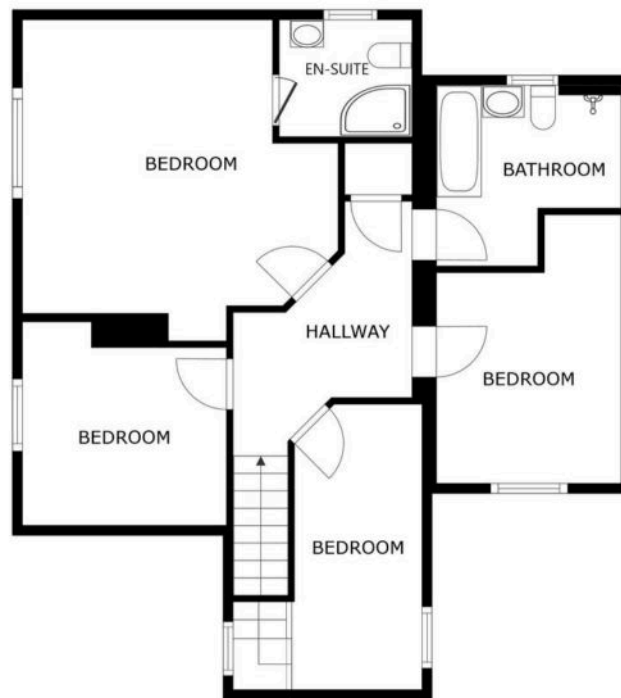
Located within the popular South Leicestershire village of Fleckney is this opportunity to purchase a four bedroom executive detached newly built detached home situated within a gated community. The property provides spacious accommodation to include an entrance hall with ground floor WC, a lounge featuring a log burning stove and a good size stylish fitted dining kitchen with built-in appliances and access to a utility room. The first floor provides access to four bedroom including principal en-suite and a family bathroom. The line loft provides scope for conversion, subject to necessary planning consent. Outside enjoys off road parking leading to a garage with electronically operated doors and a rear garden. Viewing is highly recommended.

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.



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 70.1 m<sup>2</sup> FLOOR 2 76.3 m<sup>2</sup>  
TOTAL : 146.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 70.1 m<sup>2</sup> FLOOR 2 76.3 m<sup>2</sup>  
TOTAL : 146.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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







Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

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



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