



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)

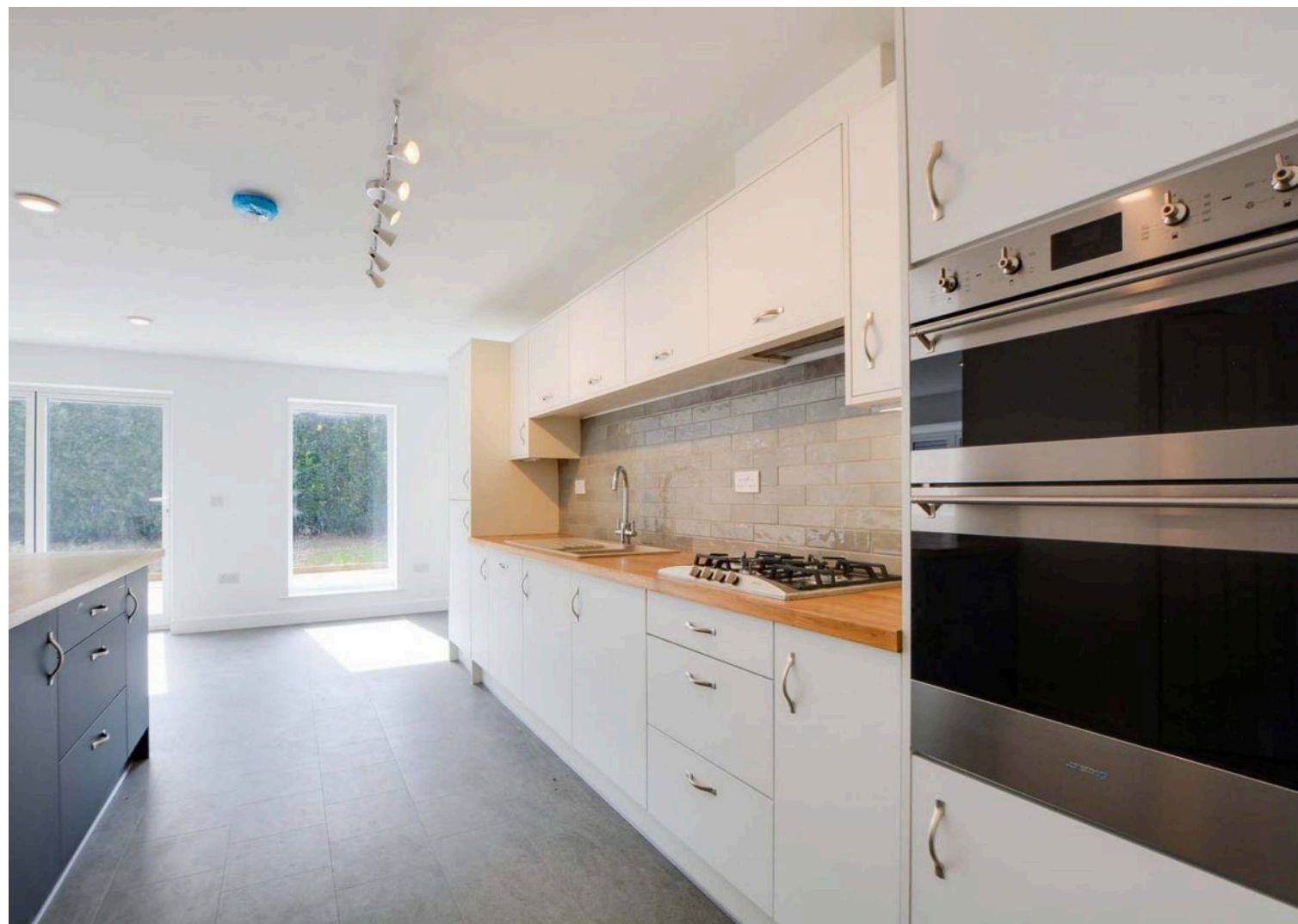
Measurement plus recess area. With double glazed window to the front elevation, radiator.

Bedroom Four

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







**Rear Garden**

With patio area, fencing to perimeter.

Parking

Driveway providing off road parking with two dedicated car spaces to the left hand side of the property.

Garage

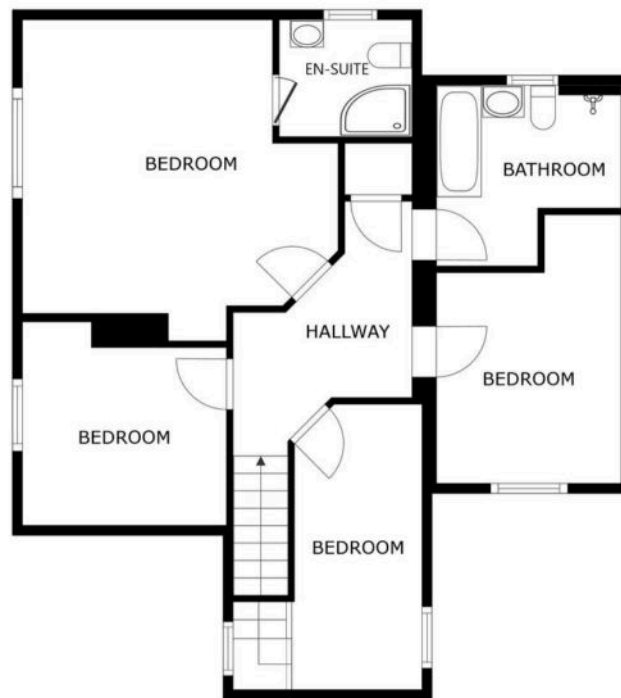
Integral garage

This thoughtfully designed new build offers quality features throughout, including durable Karndean flooring and contemporary kitchen work surfaces. However, we appreciate that every buyer has their own style. The developer is happy to consider alternative finishes—such as parquet flooring or upgraded worktops in quartz or granite—subject to agreement. An excellent opportunity to personalise key aspects of your new home to suit your taste



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 70.1 m² FLOOR 2 76.3 m²
TOTAL : 146.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 70.1 m² FLOOR 2 76.3 m²
TOTAL : 146.3 m²
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: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

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