

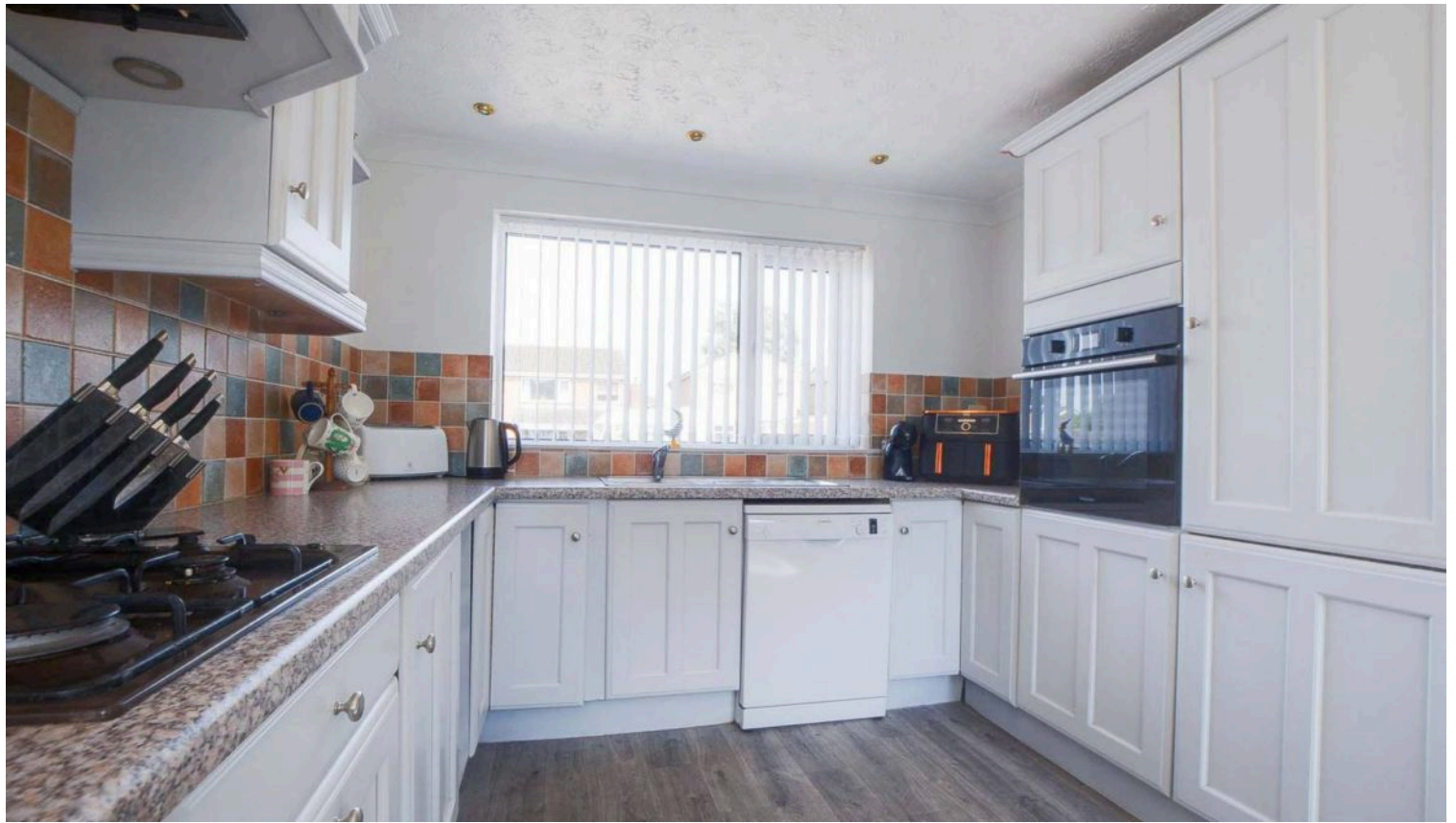


Wentworth Road, Fleckney

In Excess of £335,000

Located on a CORNER PLOT is this three/four bedroom EXTENDED DETACHED family home. The property provides versatile accommodation to include a fitted kitchen with built-in appliances.





Entrance Hall

With double glazed door and window to the front elevation, ceiling coving, stairs to first floor, radiator.

Cloaks/WC

With double glazed window to the side elevation, low-level WC, radiator.

Reception Room One

15' 11" x 12' 1" (4.84m x 3.69m)

With double glazed patio doors to the rear elevation, living flame gas fire with surround and hearth, ceiling coving, TV point, radiator.

Dining Room

9' 10" x 9' 4" (2.99m x 2.85m)

With double glazed window to the rear elevation, double doors to the sitting room and kitchen, radiator.

Sitting Room/Fourth Bedroom

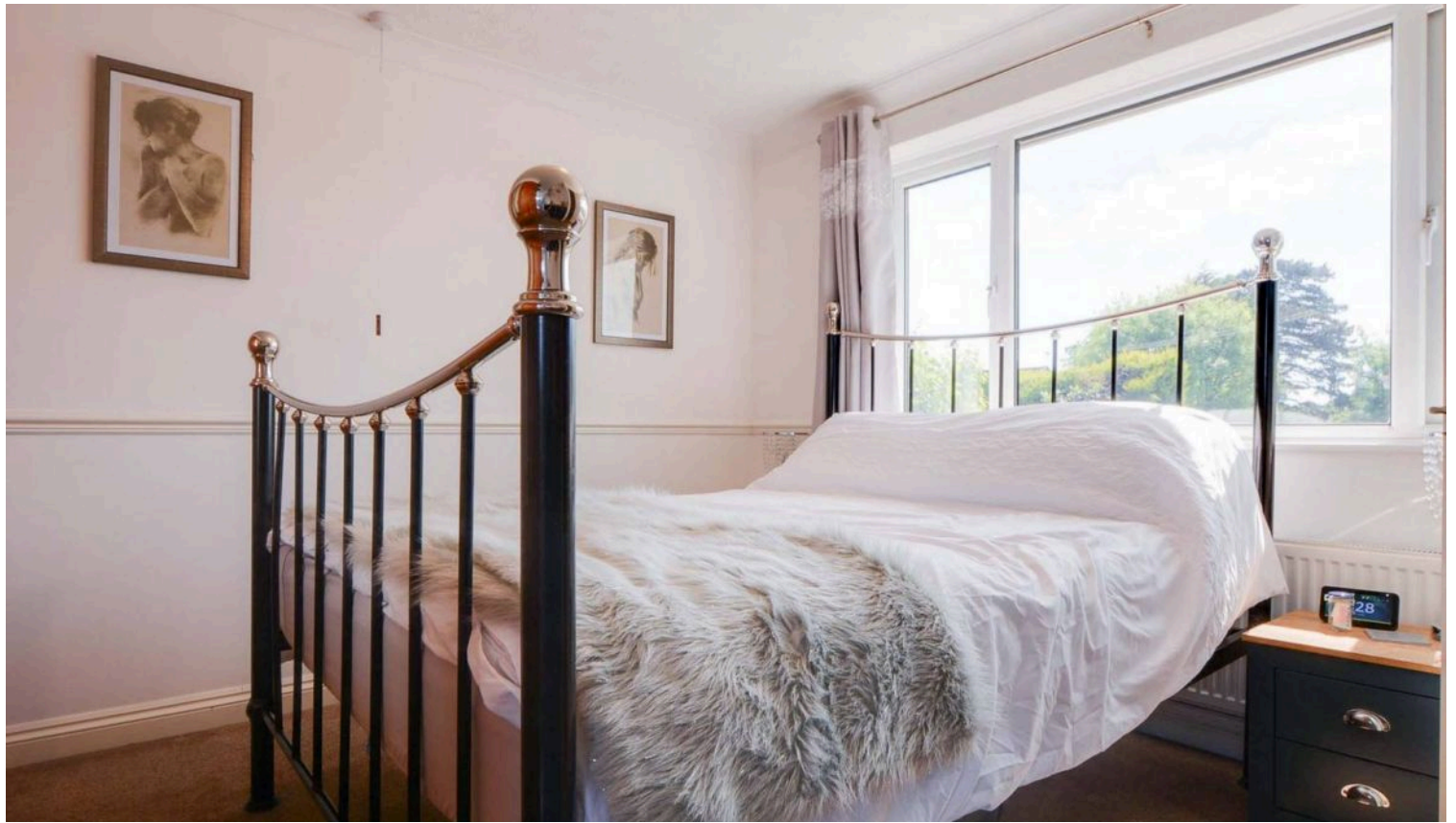
10' 9" x 9' 5" (3.27m x 2.88m)

With double glazed window to the front elevation, TV point, ceiling coving, radiator.

Kitchen

13' 4" x 9' 10" (4.06m x 3.00m)

With double glazed windows to the front and rear elevations, double glazed door to rear garden, wood effect floor, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, inset four ring gas hob and oven with extractor hood over, plumbing for washing machine, space for tumble dryer, integrated fridge, integrated freezer, radiator.



Lobby/Study

With double glazed French doors to the rear garden, steps to a recreational area, radiator.

Recreational Area

10' 2" x 7' 0" (3.09m x 2.13m)

With Velux window to the rear elevation, TV point, under eaves storage, radiator.

First Floor Landing

With double glazed window to the front elevation.

Bedroom One

11' 11" x 10' 0" (3.63m x 3.05m)

With double glazed window to the rear elevation, built-in wardrobes, ceiling coving, dado rail, radiator, door to en-suite shower room.

En-Suite Shower Room

8' 3" x 4' 2" (2.51m x 1.27m)

With shower cubicle, low-level WC, wash hand basin, tiled walls, ceiling coving, extractor fan.

Bedroom Two

7' 6" x 8' 6" (2.29m x 2.58m)

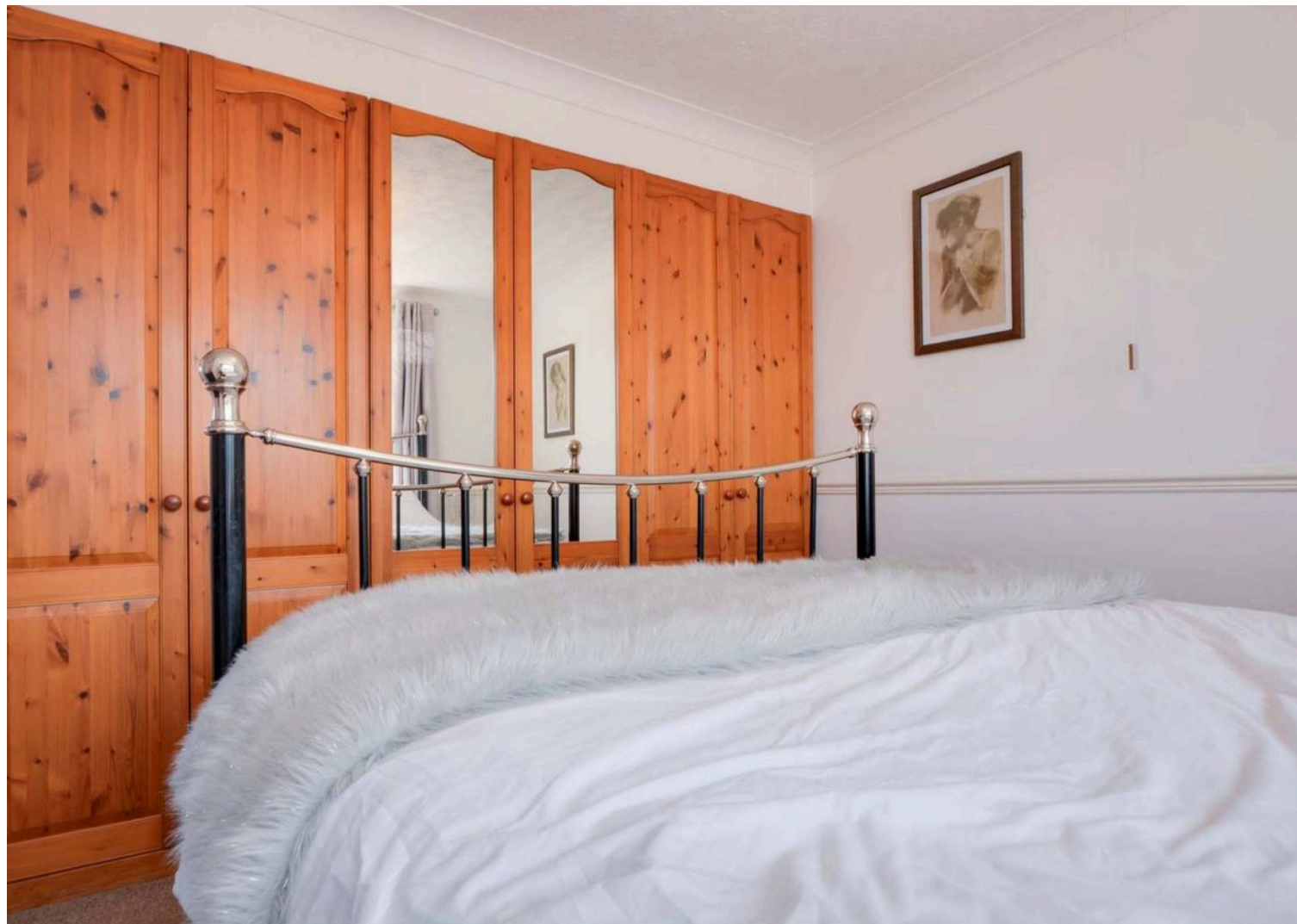
With double glazed window to the rear elevation, built-in wardrobes, ceiling coving, radiator.

Bedroom Three

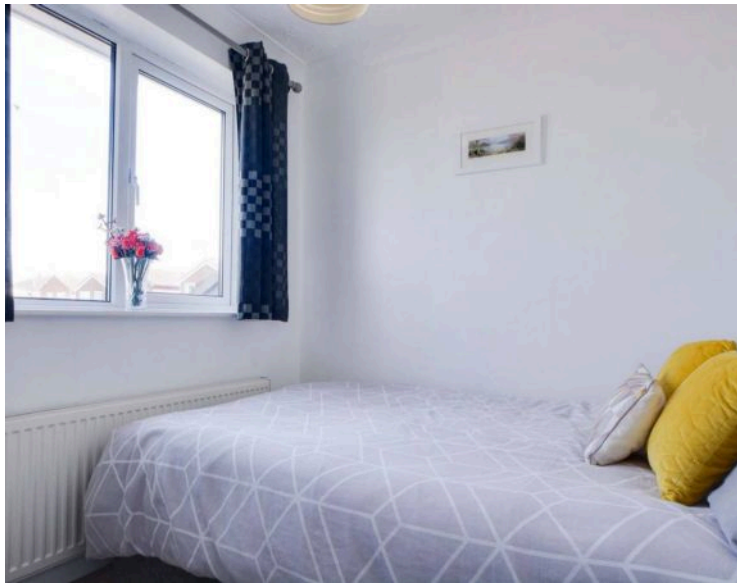
8' 0" x 7' 3" (2.44m x 2.20m)

With double glazed window to the front elevation, ceiling coving, radiator.









Bathroom

7' 7" x 5' 6" (2.32m x 1.67m)

With double glazed window to the front elevation, bath with shower over, low-level WC, wash hand basin, part tiled walls, radiator.

Rear Garden

With paved patio seating area, additional raised seating area, lawn, fencing to perimeter.

Driveway

3 vehicles

Double Garage

2 vehicles



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: D

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