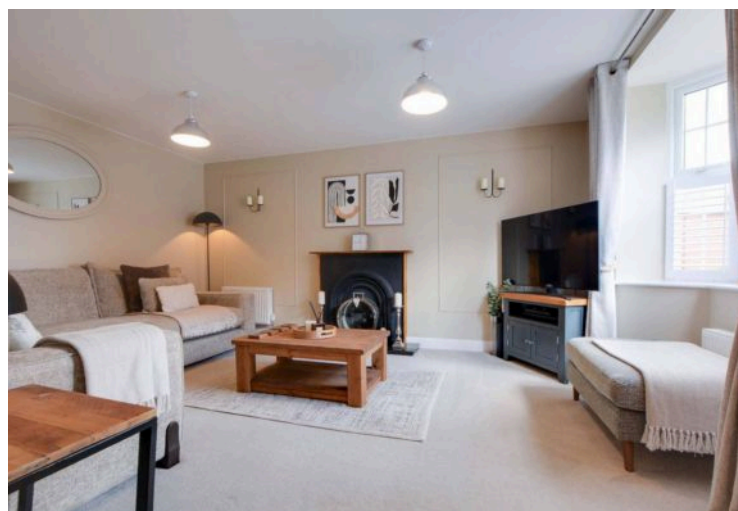
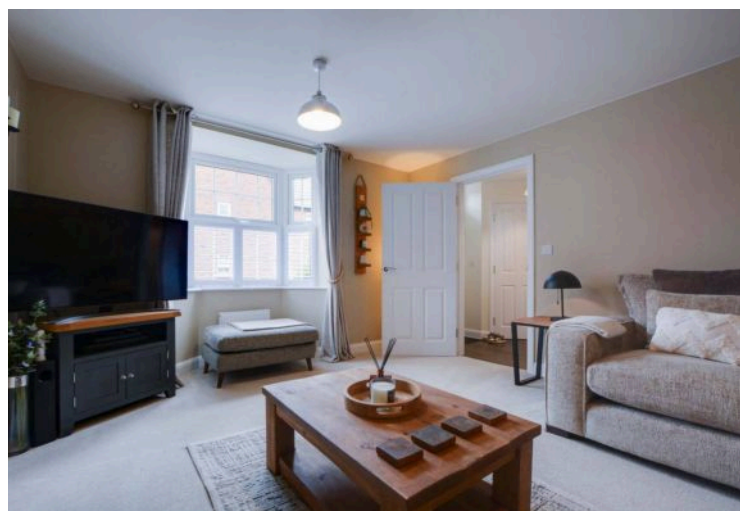




Garner Way, Fleckney

Offers Over £400,000

An impressive FOUR BEDROOM detached home in Fleckney, featuring a stunning open-plan kitchen, en-suite to main bedroom, home office, garage, driveway, and attractive front and rear gardens.





Entrance Hall

With a composite door to the front elevation, wood-effect flooring, a storage cupboard, and stairs to the first-floor landing.

Living Room

16' 4" x 12' 0" (4.99m x 3.65m)

(measurements into the bay window) With a double-glazed bay window to the front elevation, decorative fireplace with surround and hearth, a TV point, radiator.

Office

9' 0" x 7' 6" (2.75m x 2.28m)

With a double-glazed window to the front elevation, a radiator.

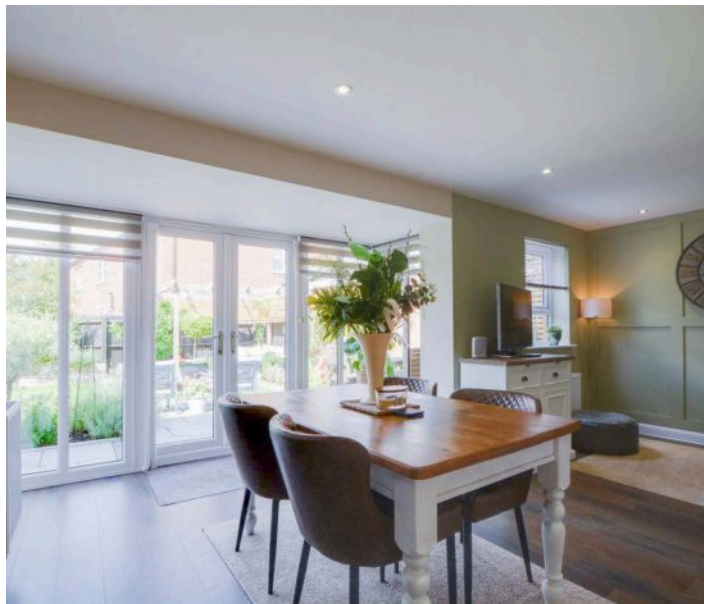
Open Plan Living Fitted Dining Kitchen

28' 6" x 15' 9" (8.68m x 4.81m)

With a double-glazed window to the rear elevation, double-glazed French doors providing views and access to the rear garden, wood effect flooring, spotlights, a sink and drainer unit with a range of wall and base units with Granite worksurfaces and upstands, breakfast bar, double oven, five-ring gas hob, extraction hood, splashbacks, dishwasher, fridge, freezer, understairs storage cupboard, door to the utility room.

Utility Room

With a double-glazed door to the side elevation, a base unit with work surfaces over, three wall cabinets (one housing the boiler), plumbing for a washing machine.





Downstairs WC

With a WC, wash hand basin, wood effect flooring, tiled splashbacks, radiator.

First Floor Landing

With a loft inspection hatch.

Bedroom One

11' 8" x 11' 0" (3.55m x 3.35m)

With a double-glazed window to the front and side elevations, built-in wardrobes, a TV point, a radiator, door providing access to the en-suite shower room.

En-Suite Shower Room

9' 4" x 5' 11" (2.84m x 1.80m)

With a double-glazed window to the front elevation, spotlights, a shower cubicle with a shower head and shower screen, a WC, a wash hand basin with underbasin storage, a mirrored wall-mounted cabinet, feature wall-mounted radiator.

Bedroom Two

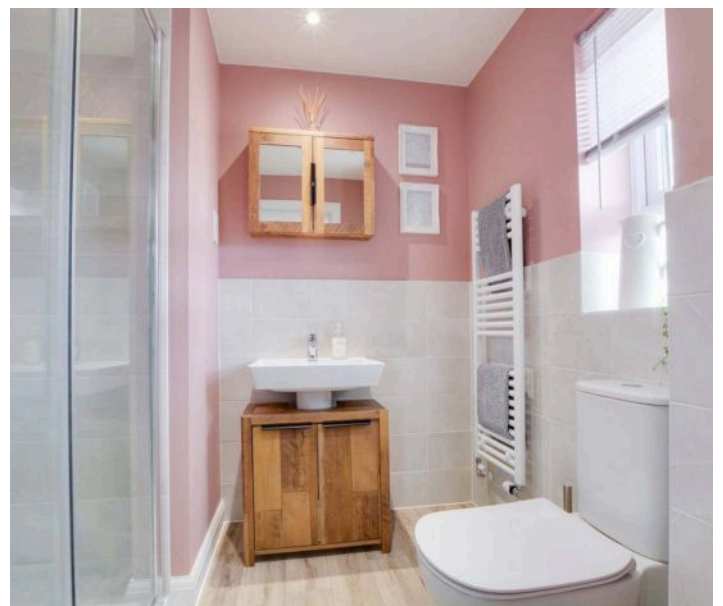
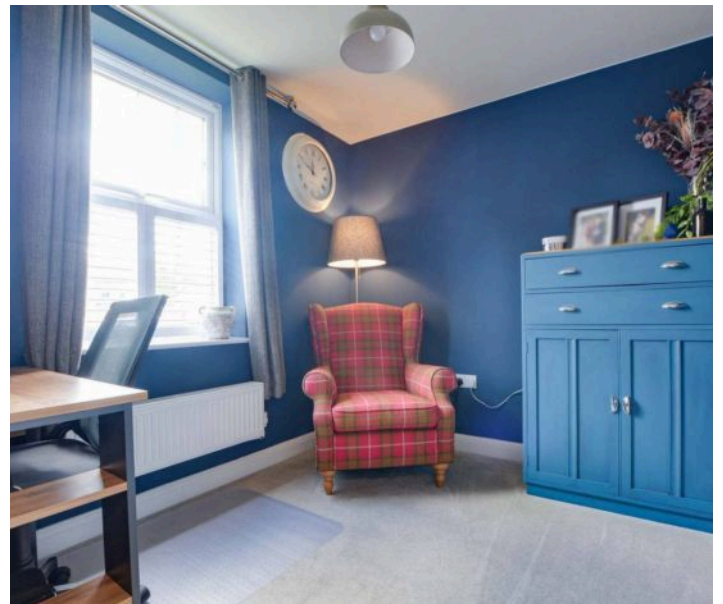
12' 3" x 10' 8" (3.73m x 3.25m)

With a double-glazed window to the front elevation, radiator.

Bedroom Three

10' 11" x 7' 5" (3.33m x 2.25m)

With a double-glazed window to the rear elevation, a radiator.









Bedroom Four

11' 0" x 10' 2" (3.36m x 3.09m)

With a double-glazed window to the rear elevation, a radiator.

Bathroom

6' 11" x 5' 8" (2.12m x 1.72m)

With a double-glazed window to the rear elevation, spotlights, bath, WC, wash hand basin with storage, tiled splashbacks, a radiator.

Bedroom Four

11' 0" x 10' 2" (3.36m x 3.09m)

With a double-glazed window to the rear elevation, a radiator.

Bathroom

6' 11" x 5' 8" (2.12m x 1.72m)

With a double-glazed window to the rear elevation, spotlights, bath, WC, wash hand basin with storage, tiled splashbacks, a radiator.

Front Garden

With a pathway to the front door.

Rear Garden

A delightful rear garden with patio seating area, lawn, mature and established flower beds and well-maintained fenced perimeter borders.

Driveway 2 vehicles

With car standing for two vehicles and an EV charger.

Garage 1 vehicle

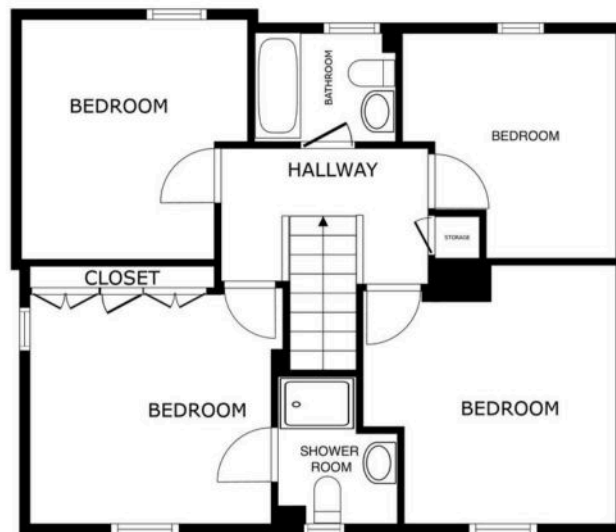
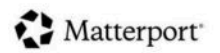
A single garage with an up-and-over door to the front elevation.

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



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: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

We'll keep you moving...



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