

JAMES
SELICKS



WEST LODGE

SADDINGTON ROAD, FLECKNEY

OFFERS OVER £740,000

Set within an exclusive development of just five luxurious homes, this beautifully converted single-storey barn combines timeless character with contemporary design. Extending to almost 2,300 square feet, plus a 291 square foot garage, it offers light-filled living spaces, stunning south-westerly views, and a wonderful sense of privacy.

Stunning barn conversion • open plan living/dining/kitchen area and games room • sitting room with log-burning stove • fabulous master bedroom suite with fitted storage & en-suite • three further double bedrooms & family bathroom • garage, carport & enclosed driveway • generous, private, easily maintained garden • south-westerly views • EPC - C

Accommodation

The property is accessed via a smart front door with full height windows either side leading into a spacious and elegant entrance hall which sets the tone for the property, featuring exposed beams and timber flooring. The welcoming sitting room enjoys natural light from three windows, timber flooring and a contemporary and a stylish log-burning stove creating a striking focal point.

Glazed double doors with full height windows either side lead into the heart of this home, a superb open plan living/dining kitchen area, ideal for entertaining, with an adjoining games room adding flexibility to the layout. This stunning space comprises a kitchen with dual aspect windows, a door to the side, stone flooring and a variety of lighting, boasting an excellent range of urban gloss fronted eye and base level units and drawers, ample preparation surfaces and upstands, incorporating a one and a half bowl sink and drainer unit with flexible Chef's mixer tap over. integrated appliances include a dishwasher and a stainless steel oven with an induction hob and extractor unit above. A large island unit houses further storage and a drinks cooler whilst providing breakfast bar space. Open from the kitchen is a beautiful and cosy living/dining area enjoying timber flooring, exposed beams and brickwork. The games room is a great addition, with a vaulted ceiling, flagstone flooring, feature lighting, exposed brickwork, French doors to the paved patio and bi-fold doors to the side affording countryside views.

The hallway continues through to a well-equipped utility room, and the fantastic bedroom and bathroom accommodation. The large family bathroom which has inset ceiling spotlighting, part tiled walls, tiled flooring and provides a contemporary four piece suite comprising a glazed corner shower enclosure, shaped bath, wall hung WC and a wash hand basin with storage beneath and a window above. There are three further double bedrooms to the front, all with windows overlooking the garden, one with a part vaulted ceiling and exposed beam.

The master bedroom suite is simply, superb; with a window and double doors leading to the terrace, this spacious, serene room has timber flooring, inset spotlights, a generous range of built-in storage and a luxurious, high specification en-suite with tiled flooring and a Velux rooflight providing natural light,. A three piece suite comprises a large glazed shower enclosure, an enclosed WC and a wash hand basin with drawers beneath and mirror over.

Outside

The property is accessed via electric gates to an enclosed driveway offering ample parking and leading to a carport and large garage. The gardens are beautifully designed for ease of maintenance, featuring landscaped terraces, mature planting and multiple seating areas, perfect for entertaining or simply relaxing while taking in the breathtaking south-westerly views across rolling Leicestershire countryside.







Location

Fleckney is a rural south Leicestershire village lying approximately nine miles from Leicester city centre and ten miles north-west of Market Harborough. The village is popular with families due to excellent primary schooling within the village. Secondary schooling is available in the neighbouring village of Kibworth, and renowned private schooling is also available in the nearby village of Great Glen. A wide range of amenities are found within the village including a Co-Op, post office, hairdressers, café, dentists, three churches, nursery and two public houses. The village also has a good range of sporting and recreational facilities.

Tenure: Freehold.

Local Authority: Harborough District Council

Tax Band: E

Listed Status: None.

Conservation Area: None.

Services: Offered to the market with mains services, oil-fired central heating & a septic tank.

Broadband delivered to the property: unknown.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

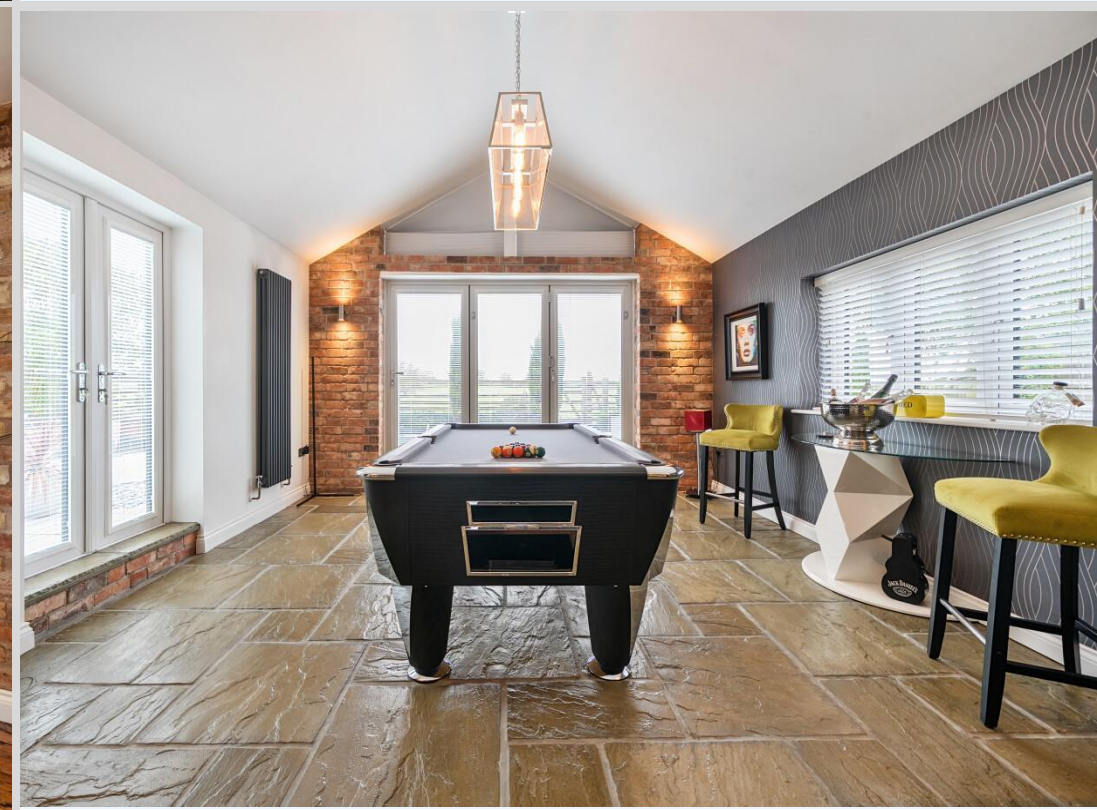
Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Single-storey living.

Planning issues: None our Clients are aware of.

Satnav Information

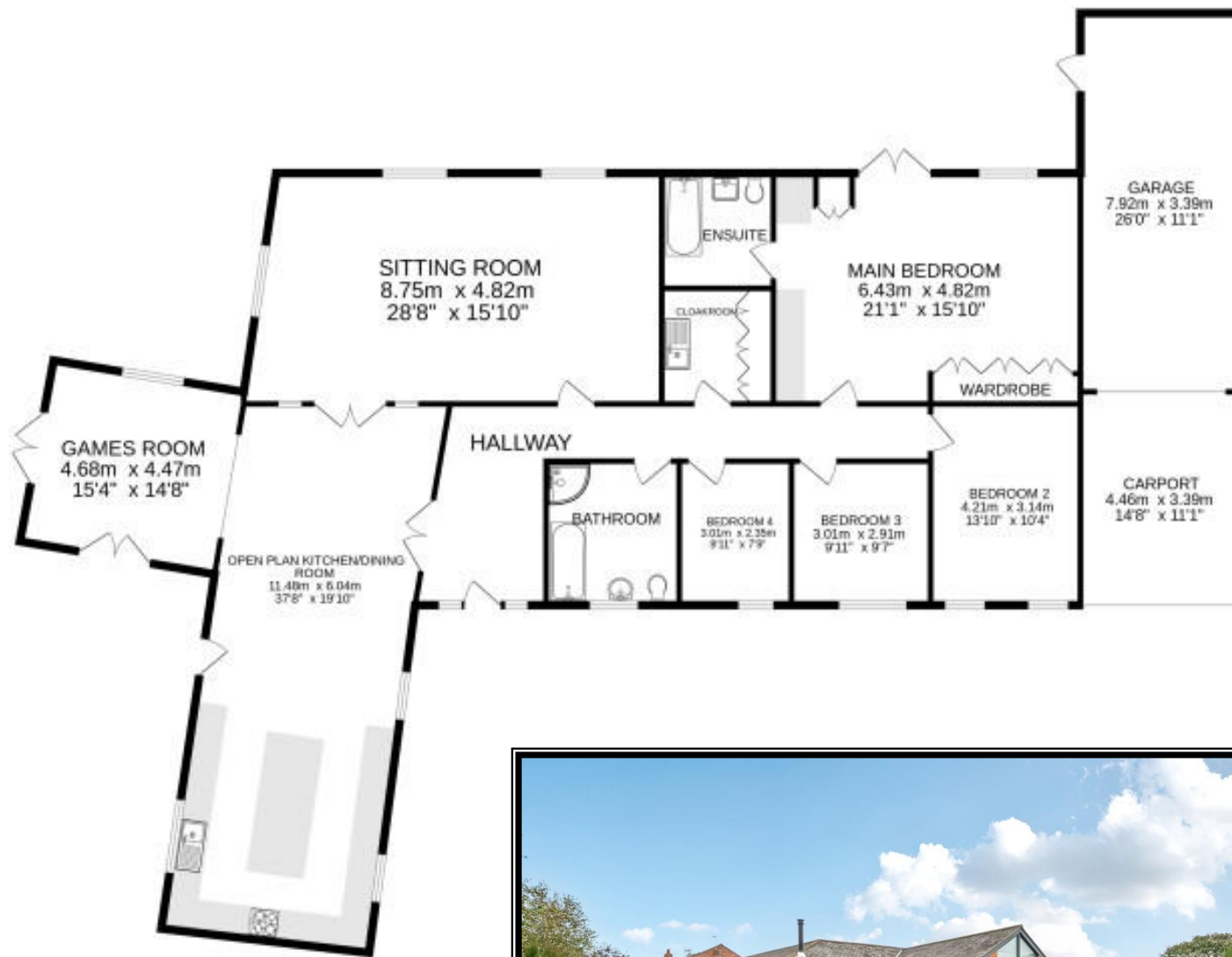
The property's postcode is LE8 8DT, and house name is West Lodge







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



West Lodge, Saddington Road Fleckney, Leicestershire LE8 8DT

Total Area : 2651 Square Feet (246.3 Square Metres)

All measurements and illustrations are approximate and not drawn to scale.
This floorplan is for display purposes only and interested parties are advised to make their own independent enquiries.

The Vendor, Agency and Supplier accept no liability for accuracy.



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

