

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

10'10 x 16'06 (3.30m x 5.03m)

Dining Room

11'04 x 7'06 (3.45m x 2.29m)

Family Dining Kitchen

16'06 x 17'06 max (5.03m x 5.33m max)

Family Room

8'07 x 9'06 (2.62m x 2.90m)

Downstairs Cloakroom

6'06 x 5'01 (1.98m x 1.55m)

Landing

Bedroom One

14'10 x 10'09 (4.52m x 3.28m)

Bedroom Two

8'02' x 14'03 (2.49m' x 4.34m)

Bedroom Three

8'02 x 10'05 (2.49m x 3.18m)

Bedroom Four

13' x 6'11 (3.96m x 2.11m)

Family Bathroom

7'11 x 7'07 (2.41m x 2.31m)

Shower Room

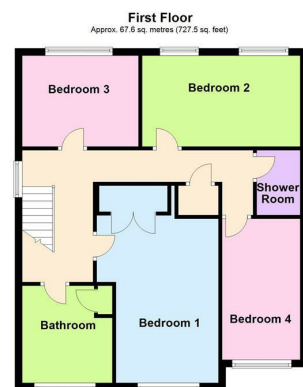
5'11 x 3'11 (1.80m x 1.19m)

Garage

17' x 16'03 (5.18m x 4.95m)



Total area: approx. 164.4 sq. metres (1769.7 sq. feet)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

9 Crossleys, Fleckney, Leicestershire, LE8 8BY

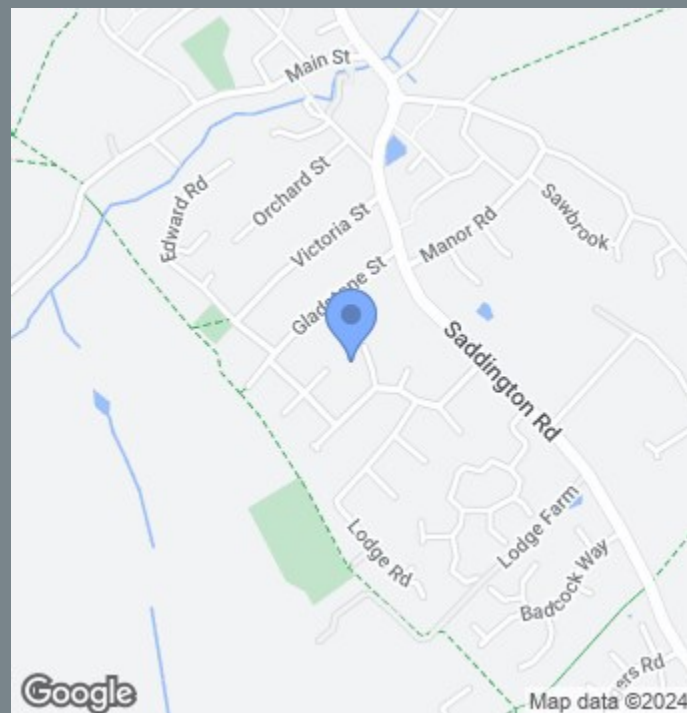
£390,000

OVERVIEW

- Beautifully Presented Detached Family Home
- Sought After Village Location
- Entrance Hall & Downstairs Cloakroom
- Family Dining Kitchen & Play Room
- Lounge & Dining Room
- Four Double Bedrooms
- Bathroom & Shower Room
- Generous Driveway, Double Garage & Enclosed Garden
- Freehold, EER Rating D
- Council Tax Band - C

LOCATION LOCATION....

Fleckney is a village and civil parish in the Harborough district of Leicestershire. A popular primary school and village hall. There are two nearby railway stations, Market Harborough and South Wigston allowing you easier transport. With shops, restaurants and public houses Fleckney has everything you'll need for day to day living. A lovely place to live.



THE INSIDE STORY

Step into the epitome of family living with this lovely, extended, detached home tucked away on a cul-de-sac in a charming village. From the moment you enter the welcoming hallway, you'll be captivated by the beauty & functionality that defines this residence. The heart of this home is undoubtedly the family dining kitchen, a spacious & light-filled area where culinary delights are prepared & shared. This thoughtfully extended space seamlessly combines the practicality of a modern kitchen with the warmth of a family dining area. It's not just a kitchen, it's a hub for laughter, shared meals & making cherished memories. The lounge exudes comfort & elegance, featuring an open fire that adds a touch of warmth & character. It's a perfect spot for cosy evenings, creating a haven for relaxation. The dining room offers a refined space for entertaining guests, with ample room for gatherings & celebrations. Imagine hosting dinner parties or holiday feasts in this tastefully appointed room that effortlessly connects with the rest of the living spaces. The versatile playroom or home office provides the flexibility to cater to your family's needs. This room is a canvas waiting for your personal touch. Convenience is key with a downstairs WC, ensuring that practicality is seamlessly integrated into the design of the home. Ascending the stairs you'll find a well-designed landing leading to four generously proportioned double bedrooms. Each bedroom is a retreat of its own offering comfort & privacy. The family bathroom and separate shower room provide both luxury & functionality, catering to the diverse needs of a modern family. Outside, the property boasts a driveway & a double garage offering ample parking & storage space. The enclosed, well-manicured garden is a private oasis, perfect for outdoor gatherings, playtime with the family or simply enjoying a moment of tranquility. Embrace the opportunity to make this house your family home.

