13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

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FLOOR PLAN

DIMENSIONS

Lounge 11'02 x 11'02 (3.40m x 3.40m)

Dining Kitchen 14'02 x 11'02 (4.32m x 3.40m)

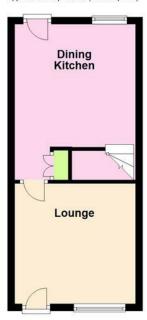
Landing

Bedroom One 11'02 x 11'02 (3.40m x 3.40m)

Bedroom Two 11'02 x 6'05 (3.40m x 1.96m)

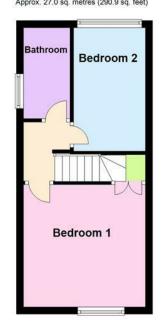
Bathroom 8'03 x 4'03 (2.51m x 1.30m)

Ground Floor approx. 27.5 sg. metres (296.3 sg.



Total area: approx. 54.5 sq. metres (587.1 sq. feet)

First Floor





IXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

IEWING Via our office at 13 Leicester Road. Wiaston, Leicester, LEIS INR

VIEWING VIA our office at 13 Leicester Road, Wigston, Leicester, LEIS INK
Telephone: 0116 2811 300 · Email: wigston@mestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk
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OFFER PROCEDURE It you are obtaining a mortgage on this property, one of our gualified mortgage consultants will contact you to gualify the offer on behalf of our vendors.

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 have a long in a regulation of the control of the cont

These details do not constitute part of an offer or contract.

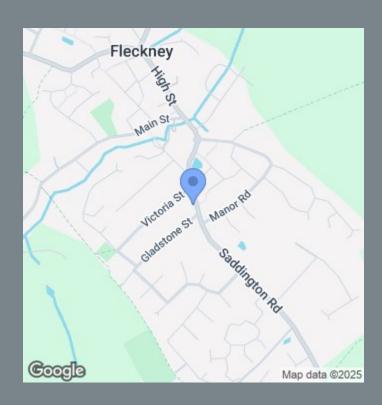
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be rel on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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.

OVERVIEW

- · Beautiful Semi Detached Cottage
- · Picturesque Village Location
- Lounge
- · Dining Kitchen
- Two Bedrooms
- Bathroom
- · Lovely Garden
- · Viewing Is Essential
- · EER Rating D, Freehold
- · Council Tax Band A

LOCATION LOCATION....

Fleckney is a charming village in south Leicestershire featuring a range of amenities. The village is home to several shops, including a post office and chemist. It has a range of pubs, a cafe, chip shop, Chinese takeaway and Indian restaurant. Fleckney also boasts an Ofsted Good rated primary school and is in the catchment of well rated secondary schools. Fleckney is well-connected with bus services to nearby Leicester, Wigston, Wistow and Market Harborough.











THE INSIDE STORY

Nestled in the heart of the picturesque village of Fleckney, this stunning cottage is a true embodiment of charm. As you approach, the cottage welcomes you with its quaint exterior, perfectly complemented by the idyllic surroundings of the village. Step inside, and you are immediately enveloped in a warm and inviting atmosphere. The lounge, with its window to the front, allows natural light to highlight the feature fireplace. The dining kitchen is a true delight, featuring a beamed ceiling that adds a touch of rustic charm. The shaker-style cabinets not only provide ample storage but also enhance the cottage's character. There is plenty of room for a table and chairs, making it an ideal space for family meals and entertaining guests. A barn-style back door opens up to the landscaped garden, seamlessly connecting the indoors with the outdoors. Upstairs, the cottage continues to impress with a landing that leads to two bedrooms, each offering a peaceful retreat. The well-appointed upstairs bathroom features a whirlpool spa bath and shower. The low-maintenance garden is a true gem, offering a serene and tranquil space to relax and unwind. Surrounded by the beauty of Fleckney, this cottage is more than just a home; it is a sanctuary where traditional features and modern comforts come together in perfect harmony.







