# FLOOR PLAN

## **DIMENSIONS**

Entrance Hall

Lounge 16'01 x 10'02 (4.90m x 3.10m)

Dining Kitchen 14'01 x 18'05 (4.29m x 5.61m)

Downstairs Cloakroom 7'02 x 2'10 (2.18m x 0.86m)

Landing

Bedroom One 12'06 x 9'02 max (3.81m x 2.79m max)

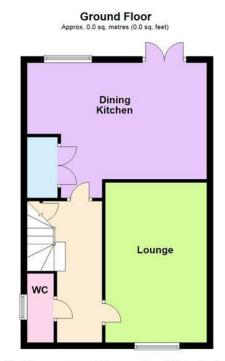
En Suite 5'11 x 6'05 (1.80m x 1.96m)

Bedroom Two 11'09 x 9'02 (3.58m x 2.79m)

Bedroom Three 7'02 x 8'11 (2.18m x 2.72m)

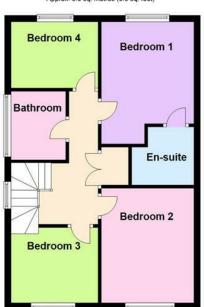
Bedroom Four 6'10 x 8'11 (2.08m x 2.72m)

Family Bathroom 7'01 x 5'07 (2.16m x 1.70m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)







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

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 recons. 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 e 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**

- · Fabulous Family Home
- Modern Development In A Lovely Village
- Entrance Hall & Downstairs Cloakroom
- Spacious Lounge & Dining Kitchen
- Four Bedrooms
- Primary En Suite & Family Bathroom
- Driveway & Garage
- · Landscaped Garden
- · EER Rating B, Freehold
- · Council Tax Band D

## LOCATION LOCATION....

Fleckney village offers a blend of rural charm and practical amenities. Local shops include a Co-op supermarket, a traditional bakery, and a butcher, providing essential retail services within the community. The village is served by Fleckney Church of England Primary School, rated "Good" by Ofsted. Green spaces such as Saddington Reservoir, scenic walking trails, and local parks cater to outdoor enthusiasts, while the Fleckney Sports Centre and pubs like The Golden Shield add to leisure options. With affordable housing, strong community ties, and easy road access to Leicester and Market Harborough, Fleckney balances countryside living with convenient connectivity.











# THE INSIDE STORY

Presenting an exquisitely designed detached David Wilson family home on a prestigious modern development, this property radiates contemporary sophistication and is protected by the remaining NHBC warranty—a testament to its quality craftsmanship and buyer assurance. Step into a welcoming entrance hall that flows effortlessly into the spacious lounge, bathed in natural light from its front-facing window, perfect for relaxed family moments. The true showpiece lies in the stunning open-plan dining kitchen, a masterpiece of modern living featuring sleek shaker-style cabinetry in soft, neutral tones. The central island, with its breakfast bar seating invites casual meals or morning coffee, while the adjoining dining area offers a place for more formal dining and entertaining. The french doors open into the landscaped garden bringing the outside out through the summer months. A convenient downstairs cloakroom completes the ground floor. Upstairs, the spacious landing leads to four beautifully appointed bedrooms, including a luxurious primary suite featuring an en-suite shower room with a low level wc, wash hand basin and walk in shower. The remaining bedrooms, versatile for growing families or home offices, share access to a pristine family bathroom. Outside, a private driveway and garage provide ample parking, while the meticulously designed garden offers a tranquil retreat for alfresco dining or play. This home masterfully combines modern luxury with familyfriendly practicality.







