



1 Blackbird Road, Fleckney, LE8 8EU

Offers Over £735,000



5



3



2



B





Offers Over £735,000

# 1 Blackbird Road

Fleckney, LE8 8EU

- Contemporary Home
- Superb Zoned Living Kitchen
- Five Double Bedrooms
- Double Garage
- EPC Rating B
- Upgraded Specification
- Two Receptions
- Three Bathrooms
- Landscaped Garden

**\*\*Exceptional Contemporary Family House \*\*Private Road \*\*Edge of Village & Country View \*\*Upgraded Spec. \*\*Wonderful Zoned Living Kitchen \*\*Two Receptions \*\*Five Double Bedrooms \*\*Three Bathrooms \*\*Double Garage \*\*Driveway \*\*Landscaped Garden**



## GENERAL

## LOCATION

## THE HOUSE

## RECEPTION HALL

## CLOAKROOM

SITTING ROOM 21'9" x 12' (6.63m x 3.66m)

HOME OFFICE  
12'1" max x 6'9" max (3.68m max x 2.06m max)

LIVING KITCHEN  
23'4" max x 18'5" red to 14'8" (7.11m max x 5.61m red to 4.47m)

UTILITY ROOM  
7'4" max x 4'8" max (2.24m max x 1.42m max)

## ON THE FIRST FLOOR







## FIRST FLOOR LANDING

MASTER BEDROOM 14'1" x 13'2" (4.29m x 4.01m)

EN-SUITE

BEDROOM TWO 12' x 9'10" (3.66m x 3.00m)

BEDROOM THREE 10'10" x 8'9" (3.30m x 2.67m)

BEDROOM FOUR 10' x 9'1" (3.05m x 2.77m)

FAMILY BATHROOM

ON THE SECOND FLOOR

GALLERIED LANDING

20'5" x 8'4" red 7'2" (6.22m x 2.54m red 2.18m)

BEDROOM FIVE 16' x 12'1" (4.88m x 3.68m)

SHOWER ROOM

OUTSIDE

THE GARDEN

COUNCIL TAX

Directions







Please grow if  
a mistake you  
learn from and  
pull yourself  
together

CALM



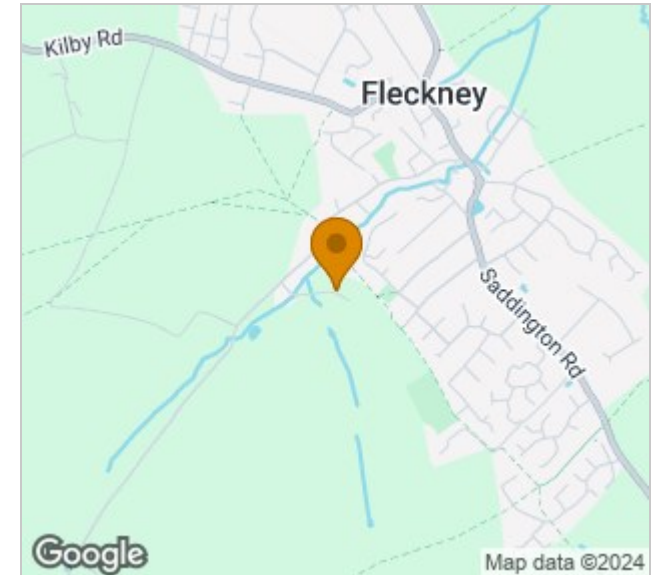
## Floor Plans



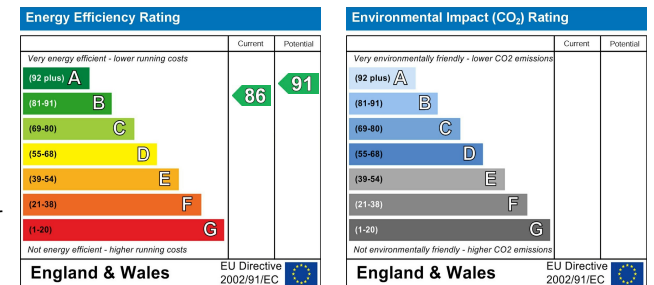
## Viewing

Please contact our Fox Country Properties Kibworth Office on 0116 2796543 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



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