



REZIDE  
GROUP



GUIDE PRICE £280,000  
GARNER WAY, FLECKNEY, LEICESTER



Welcome to The Archford, a splendid three-bedroom modern residence constructed by renowned local builders, David Wilson Homes, in 2019. This lovely home is thoughtfully designed for growing families, offering a perfect blend of contemporary style and practical living. The property is located in the highly sought after South Leicestershire village of Fleckney and is set in a prime position, off the beaten path and overlooking the open green space and play park to the front.



Situated in a prime location, this property boasts a commanding presence overlooking the greenspace and play park to the front, providing a picturesque setting for residents. The exterior is adorned with a generously sized garden and driveway parking for two cars, ensuring convenience and ample space for a growing family.

Step inside, and you'll be captivated by the spacious and inviting atmosphere. The ground floor features an open plan kitchen-diner, seamlessly connecting with the garden through French doors. The modern kitchen is not only a functional space for culinary endeavors but also a social hub for family gatherings. The adjacent lounge offers a generous area for relaxation, accommodating all family members comfortably. A convenient downstairs cloakroom adds a practical touch to the main living area.

Venture upstairs to discover two well-proportioned double bedrooms, one of which boasts an en suite for added luxury and privacy. The third







bedroom is a charming single room, providing flexibility for various needs. A contemporary family bathroom and ample storage options complete the upper level, ensuring practicality meets elegance.

The outdoor space is a highlight of this residence. The generously sized garden is a haven for nature enthusiasts, featuring a patio area, a neatly laid lawn, and a decking area at the rear. Enjoy the abundance of sunshine as you entertain family and friends in this idyllic setting.

Fleckney, the backdrop to this modern abode, is a thriving village with a wealth of local

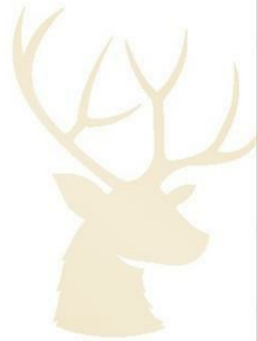
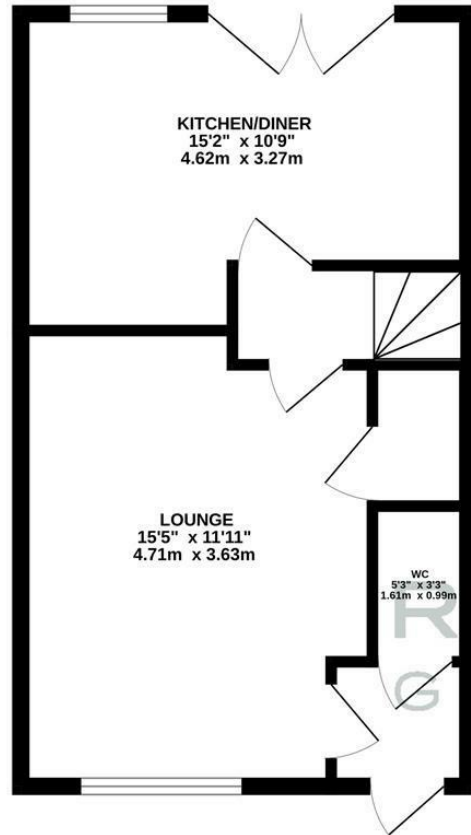




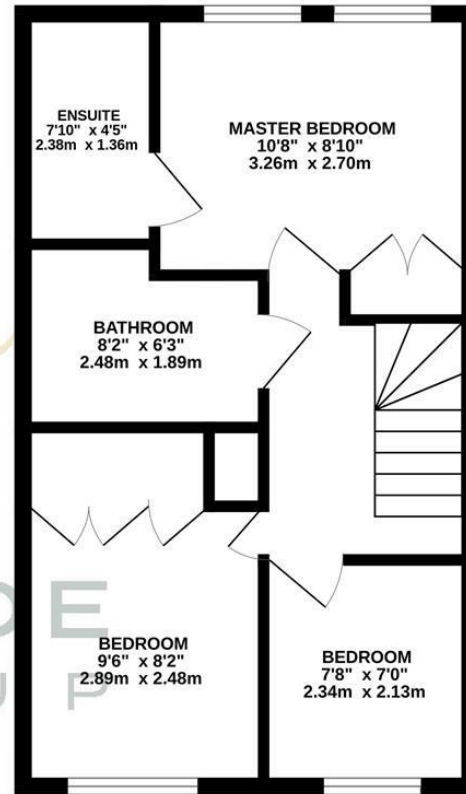
amenities. From shops to a primary school, doctors and dental surgeries, Fleckney caters to the daily needs of its residents. Public transport services ensure connectivity, while the proximity to Market Harborough and Leicester by car opens up additional opportunities for work and leisure.

Surrounded by some of South Leicestershire's most picturesque countryside, Fleckney offers a delightful environment with cycle ways and canal walks, inviting residents to explore and appreciate the beauty of the region. The Archford is more than a home; it's a lifestyle choice that seamlessly blends modern comfort with the charm of village living.





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TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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