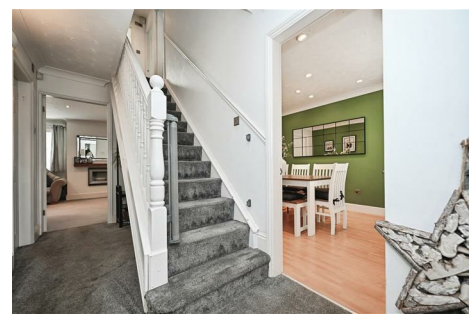




41 Edward Road Fleckney, Leicester, LE8 8AD

Beautifully Presented, Four-Bedroom, Link-Detached Family Home in Sought-After Fleckney

This stylish and spacious four-bedroom link-detached home is beautifully presented throughout, offering modern interiors, generous accommodation, and a superb layout ideal for family living.

The ground floor comprises an entrance hall, a formal dining room with double doors opening into the impressive full-width lounge at the rear, and a bright conservatory with doors leading out to the landscaped split-level rear garden. The refitted kitchen and adjoining utility area provide excellent practicality, complemented by a convenient guest WC.

Upstairs, the property features a generous master bedroom with an adjoining ensuite shower room, three further double bedrooms, and a modern family bathroom with a shower over

Guide price £360,000

41 Edward Road

Fleckney, Leicester, LE8 8AD



- Beautifully presented four-bedroom link-detached family home
- Formal dining room with double doors to the full-width rear lounge
- Master bedroom with ensuite shower room plus three further doubles
- Viewing Highly Recommended
- Situated in the sought-after village of Fleckney, Leicestershire
- Conservatory opening onto a landscaped split-level rear garden
- Family Bathroom With Over Bath Shower
- Spacious entrance hall and guest WC
- Refitted modern kitchen with adjoining utility area
- Block-paved driveway for up to three vehicles and single garage

Entrance Hall

18'1" x 5'1" (5.53 x 1.57)

Kitchen

11'6" x 7'10" (3.51 x 2.40)

Utility Room

6'9" x 5'4" (2.08 x 1.63)

Dining Room

11'6" x 8'10" (3.53 x 2.71)

Lounge

23'3" x 12'0" (7.11 x 3.67)

Conservatory

12'2" x 9'5" (3.71 x 2.89)

Guest WC

6'4" x 2'4" (1.95 x 0.73)

Bedroom One

10'11" x 10'10" (3.33 x 3.32)

En-Suite

7'10" x 3'2" (2.40 x 0.97)

Bedroom Two

14'4" x 9'1" (4.37 x 2.79)

Bedroom Three

9'7" x 8'0" (2.93 x 2.44)

Bedroom Four

9'9" x 7'11" (2.98 x 2.42)

Bathroom

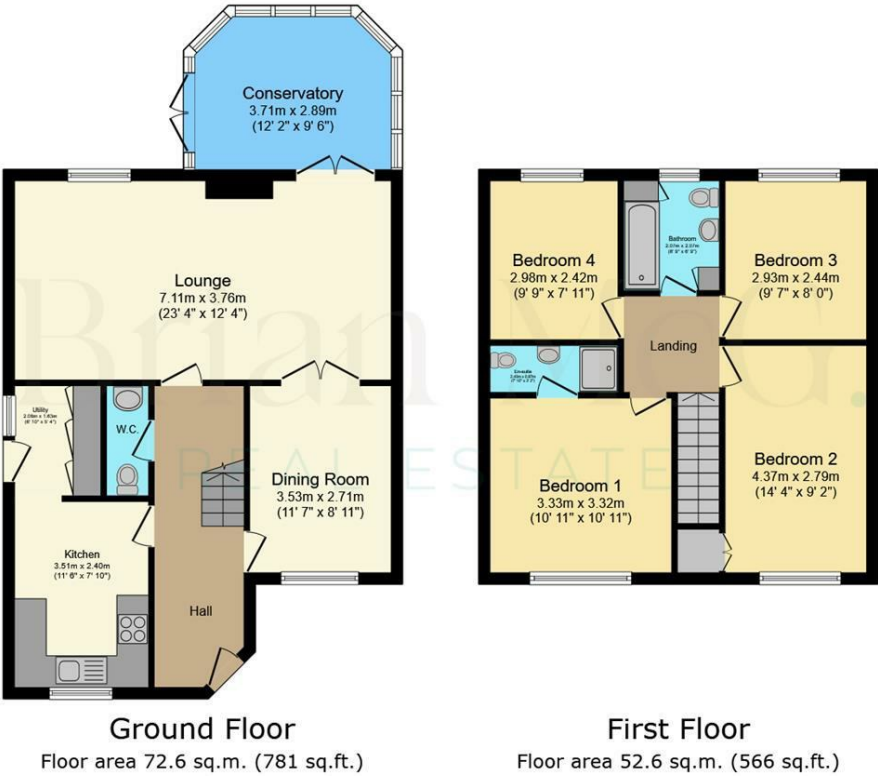
6'9" x 6'9" (2.07 x 2.07)



[Directions](#)



Floor Plan



Total floor area: 125.1 sq.m. (1,347 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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