



Western Avenue, Fleckney, Leicester

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- OFFERED WITH NO UPWARD CHAIN
- VIEWING ADVISED
- INTERNAL FINISH IS TO A HIGH STANDARD
- MODERN FITTED KITCHEN
- COUNCIL TAX BAND C
- POPULAR LOCATION
- PARTIALLY CONVERTED GARAGE/HOME OFFICE
- SPACIOUS LOUNGE
- DRIVEWAY WITH AMPLE PARKING
- EPC RATING C

#### OFFERED WITH NO UPWARD CHAIN

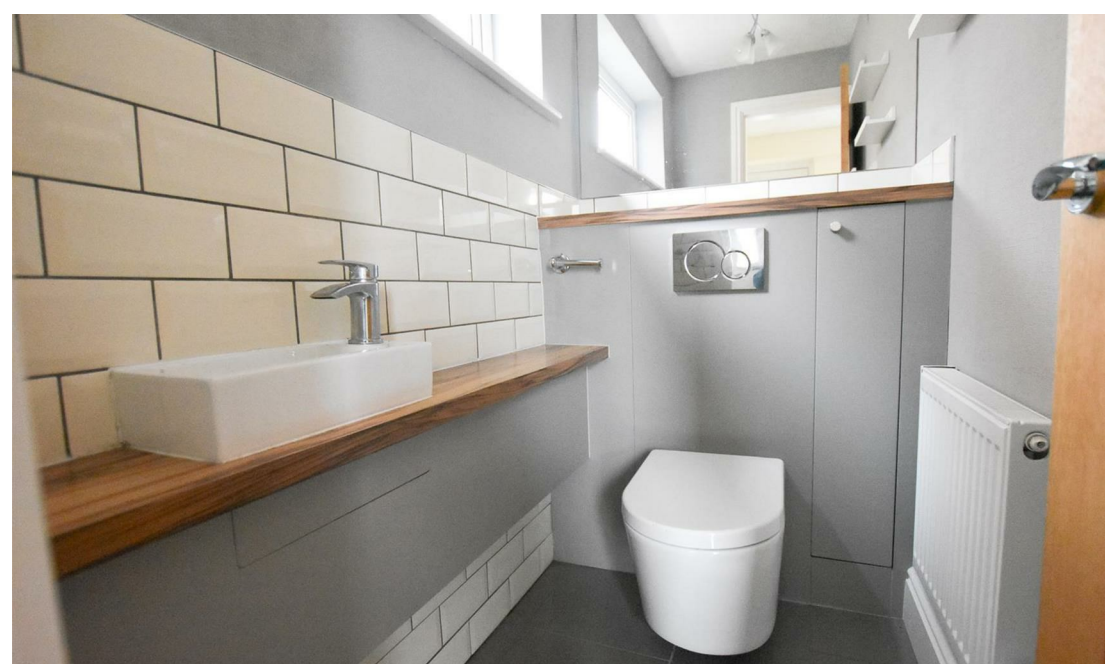
We are delighted to offer to the market this immaculate three bedroom detached family home in the much favoured location of Fleckney. The property is finished to a high standard and an internal inspection is highly recommended to appreciate the property on offer. The property comprises of entrance hall, downstairs WC/Cloaks, lounge, kitchen/diner, conservatory, three bedrooms and a family bathroom. Externally there is a driveway leading to a garage which has been part converted into an office/workshop and a rear enclosed garden.

The property provides good access for all local amenities and good performing schools.

Price: £300,000








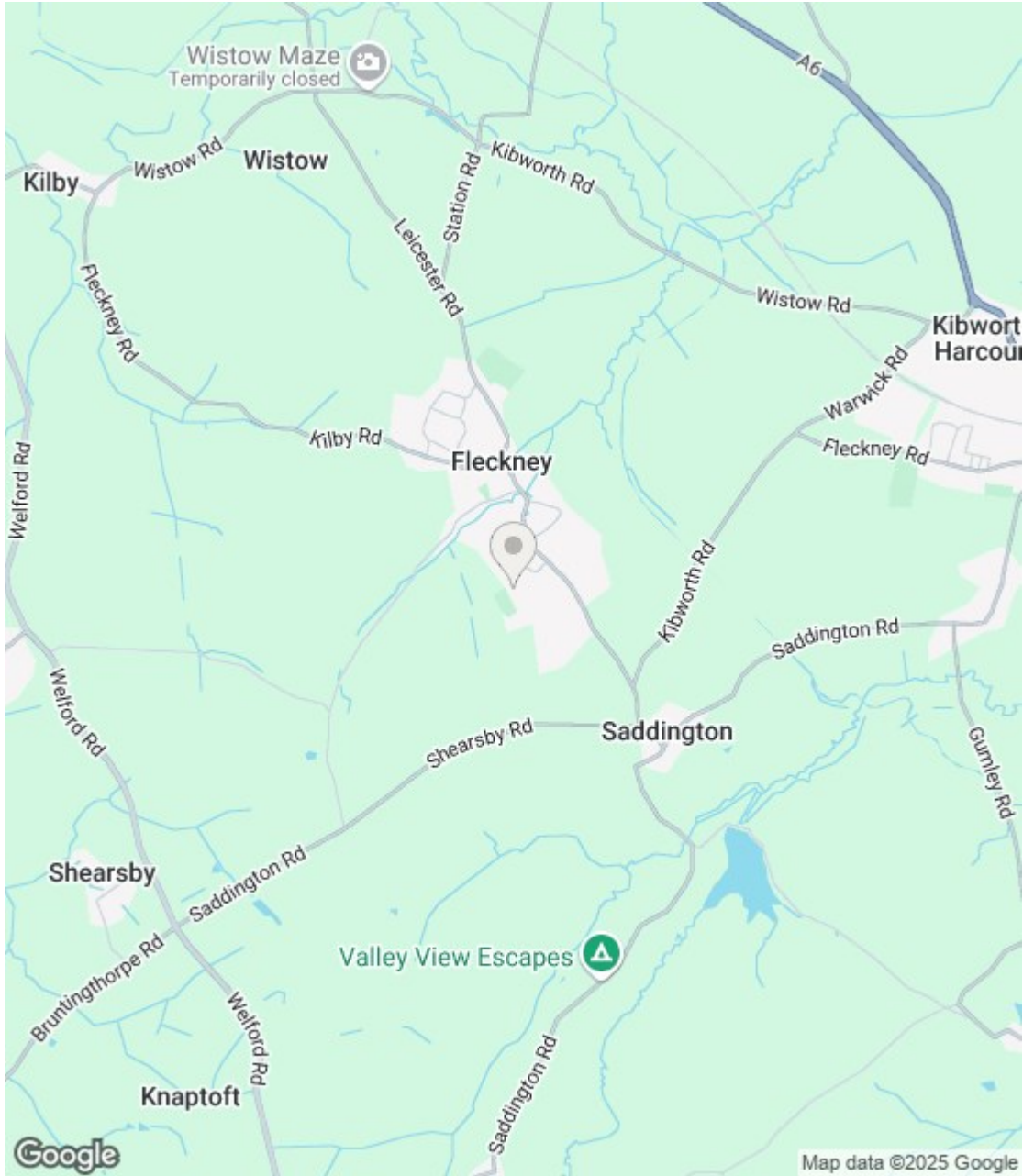


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

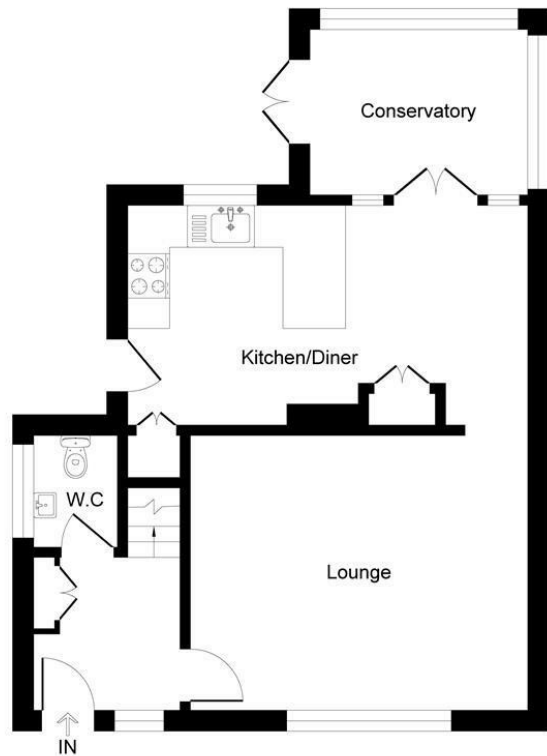
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

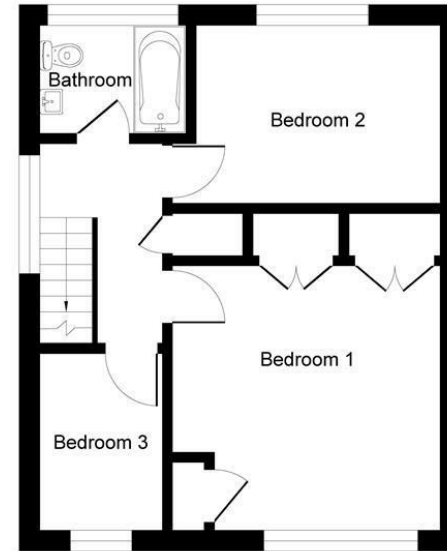




## Western Avenue Fleckney LE8 8BS



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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