



Tigers Road, Fleckney, Leicester, LE8

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SellMyHome are excited to present to market this WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME, perfectly positioned on the desirable Tigers Road in Fleckney, Leicester, LE8!

This spacious and versatile property is ideal for families, first-time buyers, or those looking to upsize in a peaceful village location with excellent local amenities and transport links.

Step inside to a bright and welcoming living room, perfect for relaxing or entertaining guests. The modern kitchen/dining room is a fantastic social space, offering ample countertop and cupboard storage, with plenty of room for family meals or hosting friends. A convenient downstairs W/C adds extra practicality to the ground floor layout.

Upstairs, you'll find three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room—providing a private retreat. The remaining bedrooms are perfect for family, guests, or a home office, and the stylishly appointed family bathroom is ideal for busy households.

To the front, the property boasts off-road parking for multiple vehicles and an integral garage, providing both convenience and storage. To the rear, a private garden offers a great space for outdoor dining, play, or simply unwinding in the fresh air.

Located in the popular village of Fleckney, this home is close to well-regarded local schools, parks, shops, and countryside walks. With easy access to Leicester city centre and major road networks, it offers the perfect balance of rural charm and modern connectivity.

Don't miss the chance to make this fantastic home yours—contact SellMyHome today to arrange your viewing!

Tenure: Freehold

Price Guide: £275,000









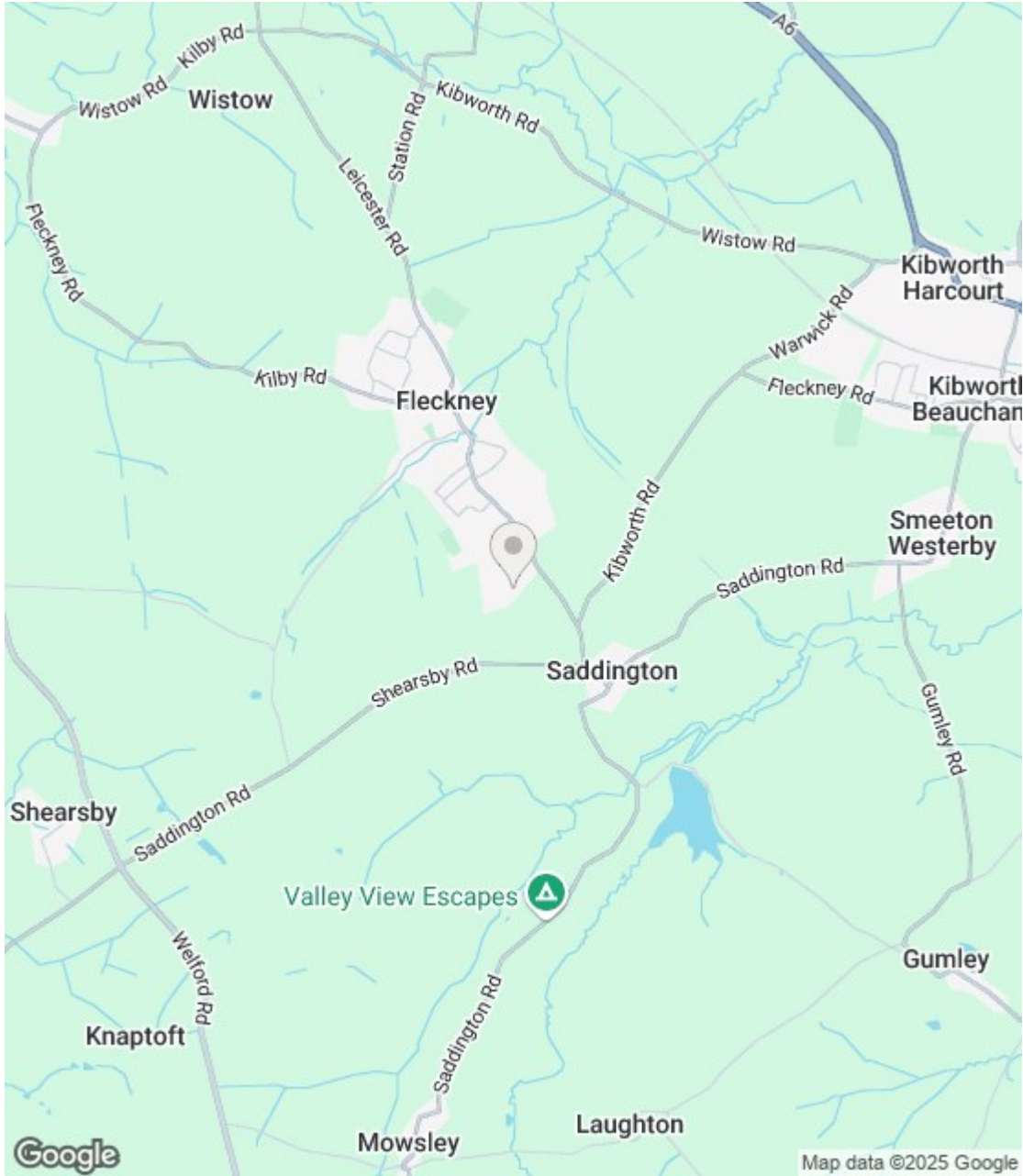


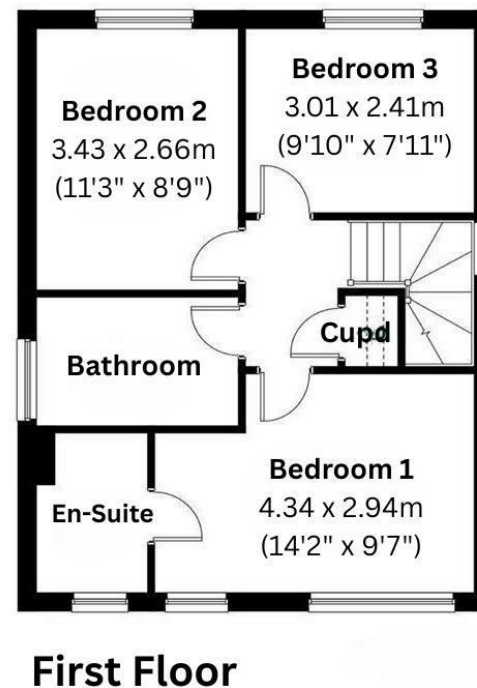
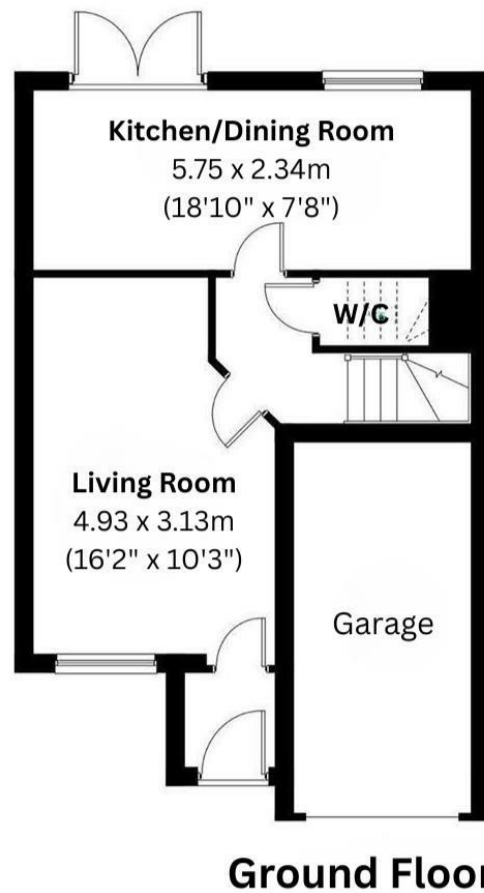
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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 CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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