

# Coming Soon...



LOADING ...



Mattock Drive, Fleckney, Leicester

5  2  1  

- SOUGHT AFTER LOCATION
- 4/5 BEDROOM DETACHED FAMILY HOME
- LARGE CORNER PLOT
- CUL DE SAC LOCATION
- OPEN PLAN KITCHEN DINER
- VIEWING ADVISED
- EPC RATING B
- COUNCIL TAX BAND E

#### COMING SOON

The Harley is a spacious, contemporary family home with four bedrooms and an integral garage. The kitchen/dining/family room is at the heart of this home and has two sets of French doors leading out into the garden. There's a separate living room, a utility room with outside access, a downstairs WC and built-in storage on both floors. The master bedroom has an en-suite and there's a lovely family bathroom for the other three bedrooms to use. A study has been included in the first-floor layout, creating flexible extra space for the family.

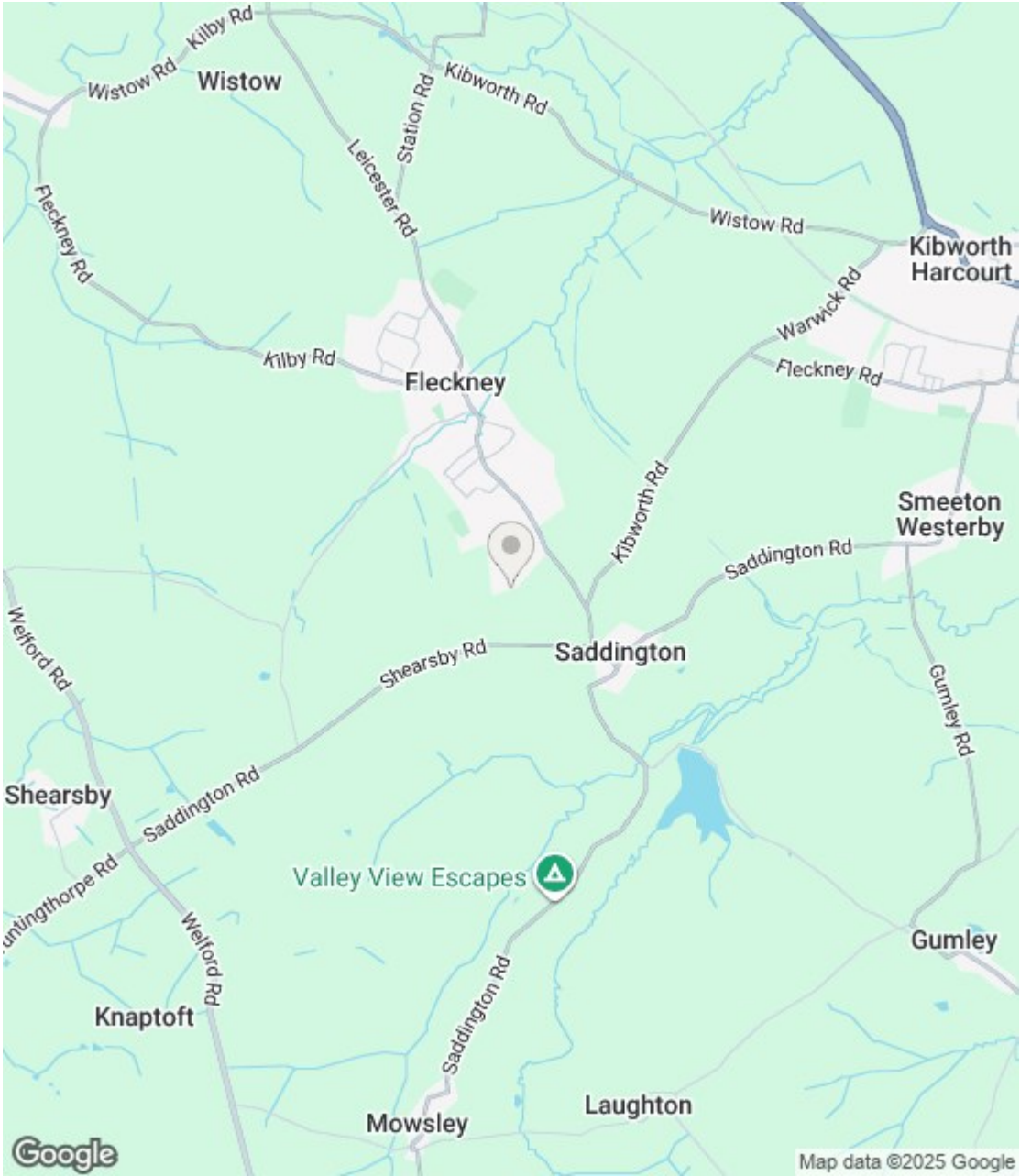
Price: £430,000





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

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                       |
|-----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                             |
| Very environmentally friendly - lower CO2 emissions |                            |                                                                                       |
| (92 plus) A                                         |                            |                                                                                       |
| (81-91) B                                           |                            |                                                                                       |
| (69-80) C                                           |                            |                                                                                       |
| (55-68) D                                           |                            |                                                                                       |
| (39-54) E                                           |                            |                                                                                       |
| (21-38) F                                           |                            |                                                                                       |
| (1-20) G                                            |                            |                                                                                       |
| Not environmentally friendly - higher CO2 emissions |                            |                                                                                       |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |





# Awaiting Floorplan

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