



Mattock Drive, Fleckney, Leicester

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- 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

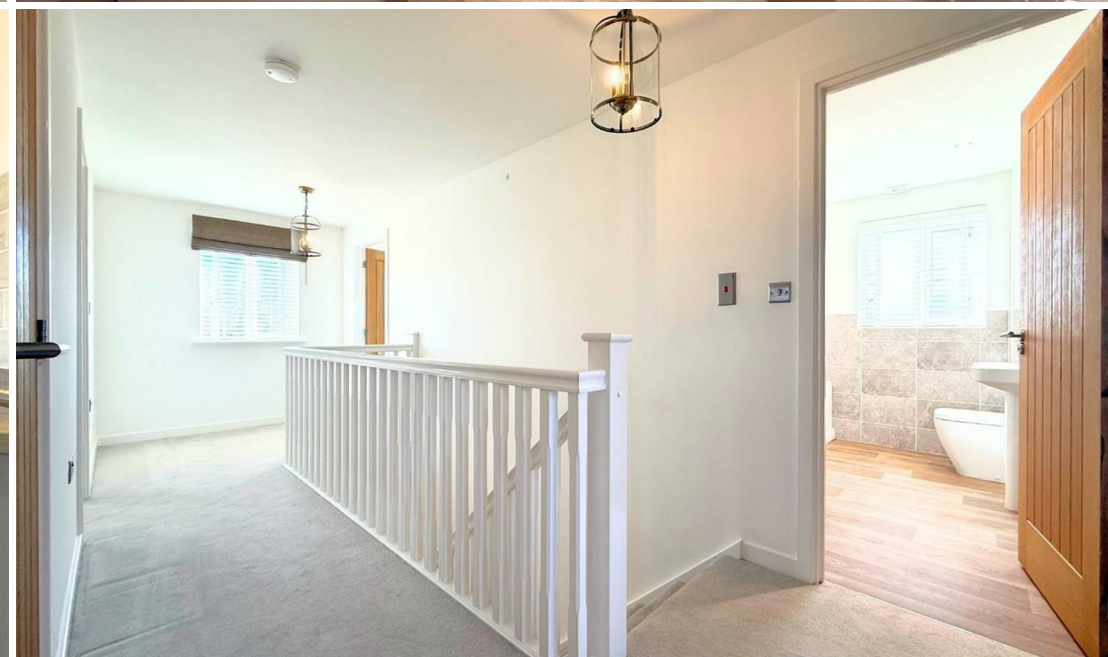
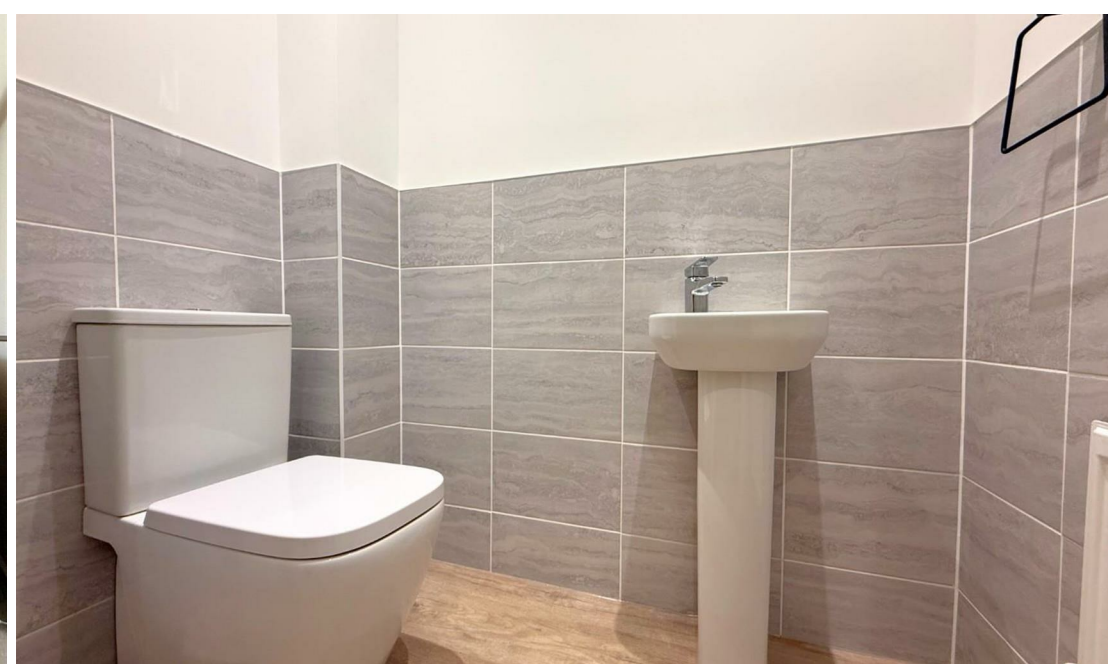
COMING SOON

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.



Offers Over: £430,000





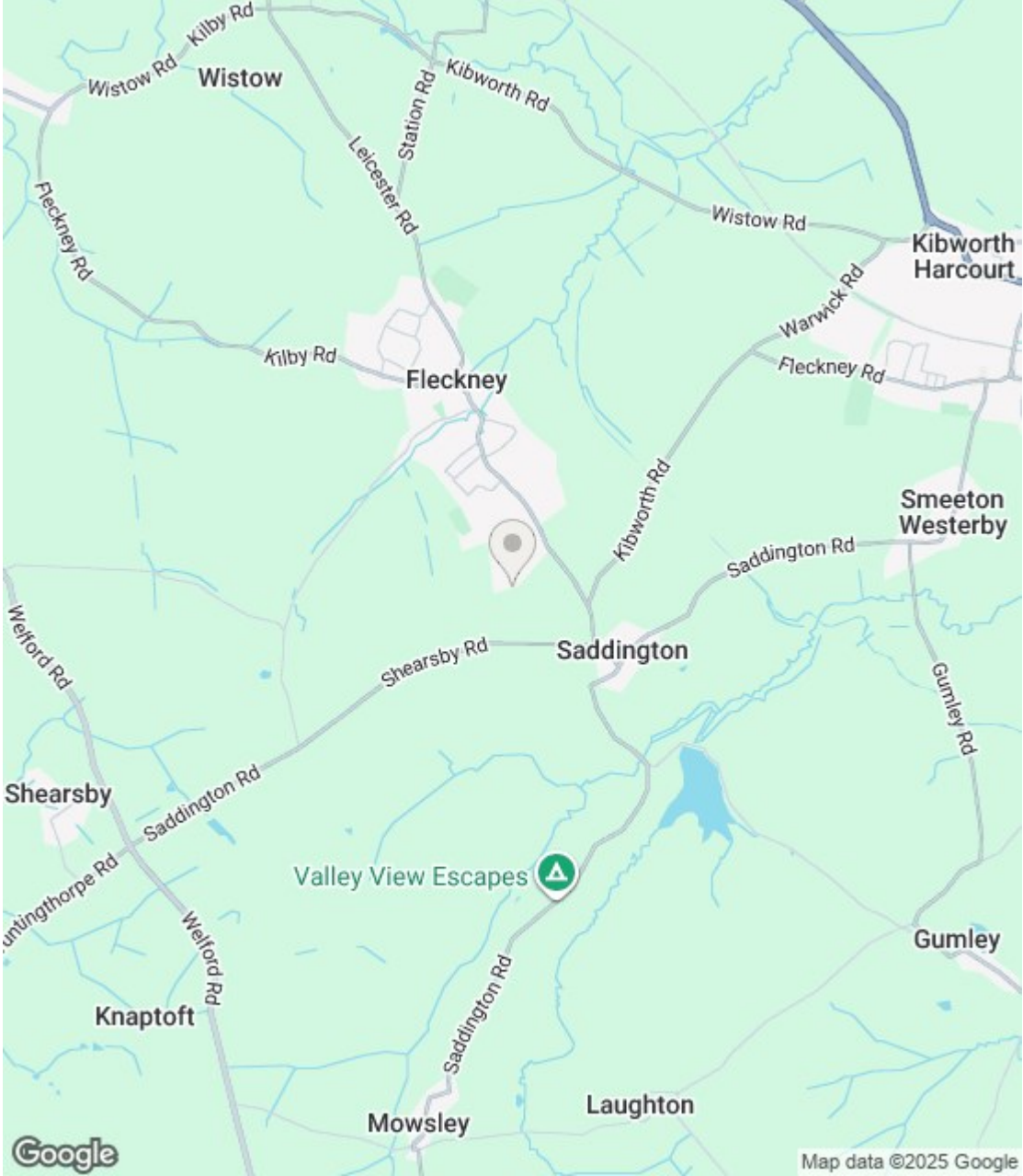


Energy Efficiency Rating

	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 2002/91/EC	

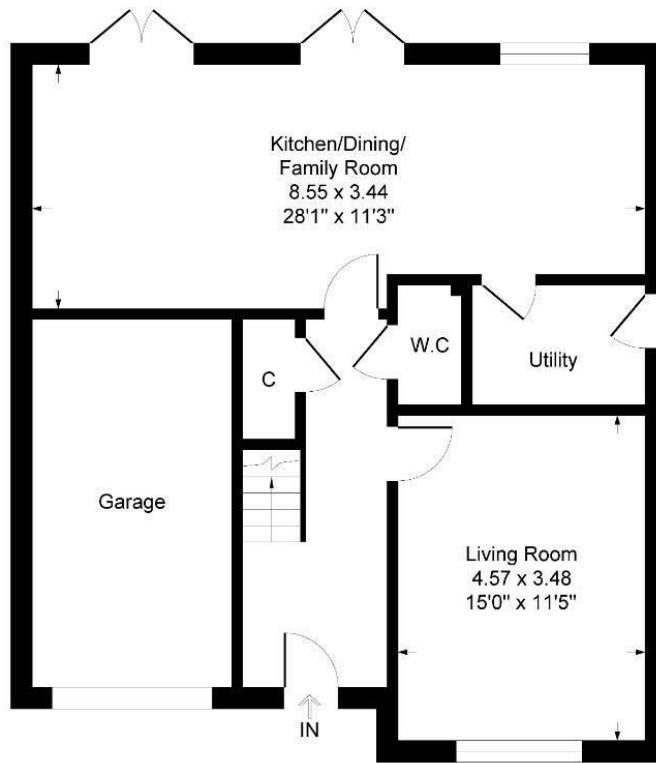
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

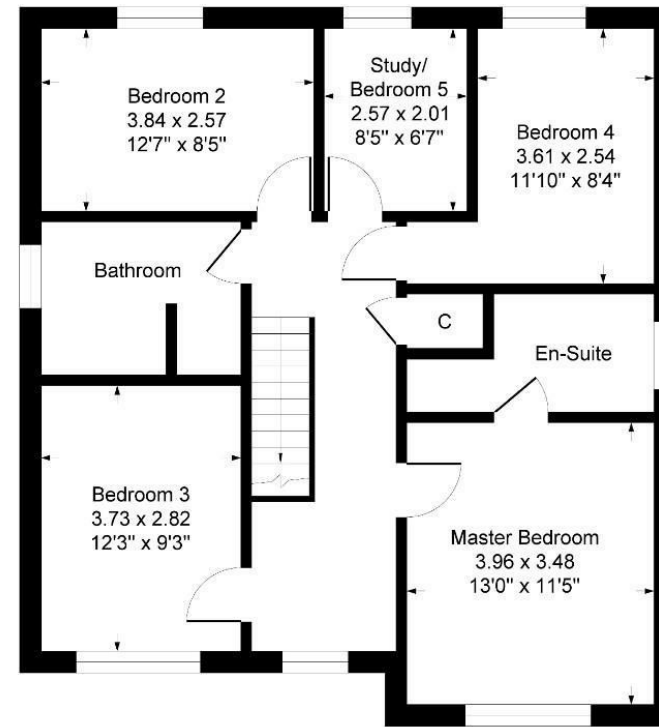


Mattock Drive Fleckney LE8 8EE

Approximate Gross Internal Floor Area = 156.2 sq m / 1682 sq ft



Ground Floor



First Floor

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

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