



High Street, Fleckney, Leicester

3  2  1  B 







- POPULAR LOCATION
- THREE BEDROOMS
- DRIVEWAY
- EPC RATING B
- OFFERED WITH NO UPWARD CHAIN
- TWO BATHROOMS
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND B

#### OFFERED WITH NO UPWARD CHAIN

SellMyHome.co.uk is delighted to offer for sale this beautifully presented three-bedroom semi-detached home, situated in the heart of the ever-popular village of Fleckney. Perfectly suited to first-time buyers or growing families, the property combines modern finishes with practical living space and an outstanding rear garden.

Conveniently located within easy reach of local shops, schools and amenities, this freehold home benefits from an efficient EPC rating B and offers off-road parking for several vehicles to the rear.

The bright and welcoming interior includes a spacious lounge, a stylish open-plan kitchen/diner with integrated appliances and French doors opening onto the garden, plus a handy downstairs WC.

Upstairs, the master bedroom enjoys its own en-suite shower room, complemented by two further well-proportioned bedrooms and a contemporary family bathroom. A pull-down ladder gives access to a fully boarded loft complete with light and shelving – ideal for additional storage.

Outside, the low-maintenance rear garden is a real highlight, featuring generous patio areas perfect for entertaining, a central lawn and raised planters, all privately enclosed with gated side access leading directly to the driveway.

Price: £250,000

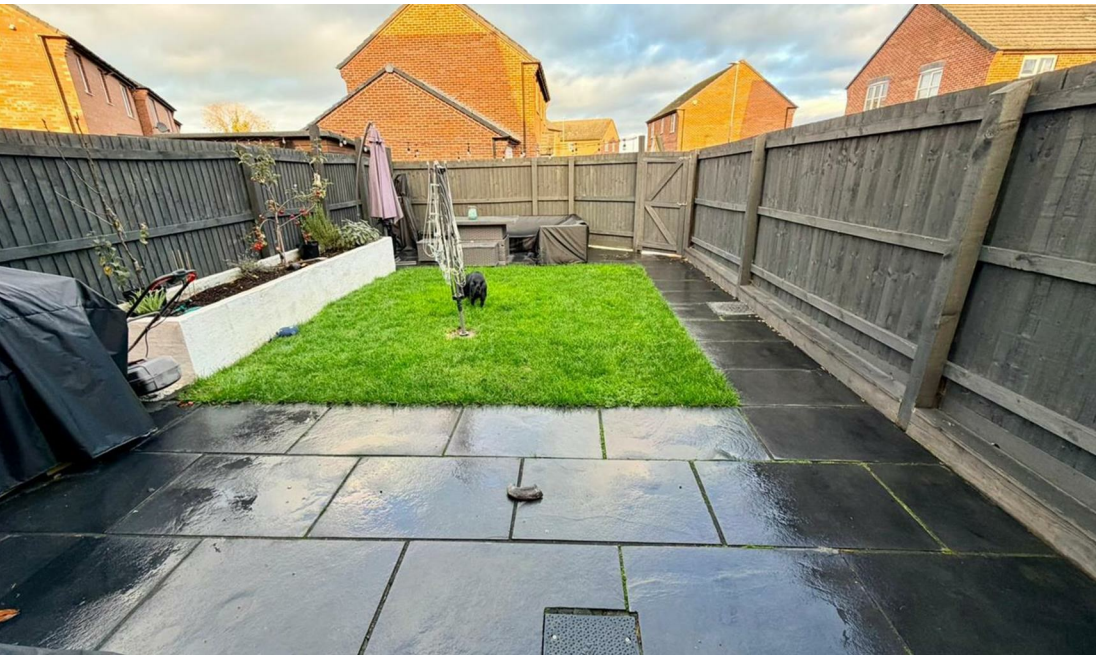












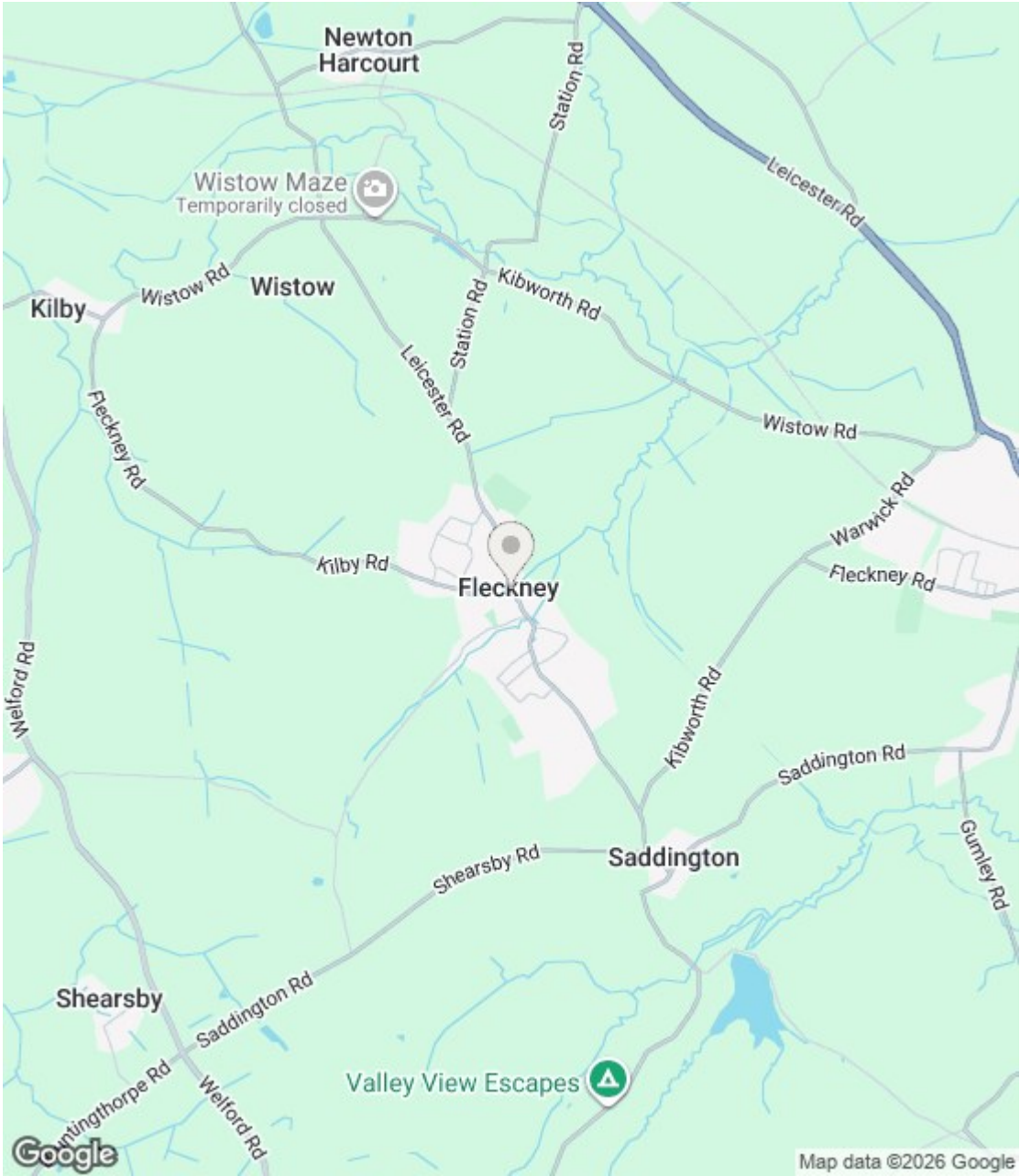
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	

**PRS** Property Redress Scheme

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 2002/91/EC	



## High Street Fleckley LE8 8DU

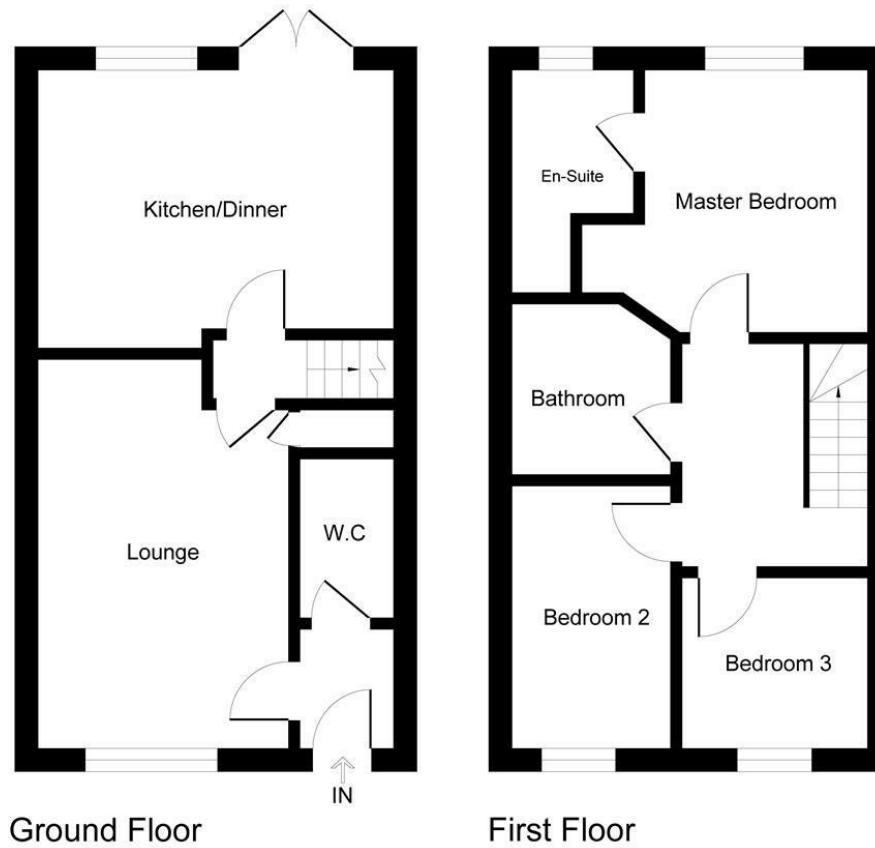


Illustration for identification purposes only, measurements are approximate, not to scale.

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