

Room Sizes

Hallway

16'07 x 3'42

Downstairs WC

2'93 x 5'55

Kitchen diner

15'29 x 9'52

Living Room

16'58 x 10'10

Bedroom Four

6'68 x 10'15

Bedroom Three

9'57 x 13'43

Bedroom Two

9'60 x 12'12

Family Bathroom

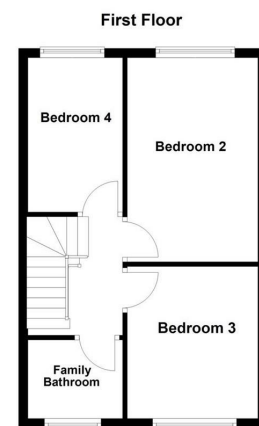
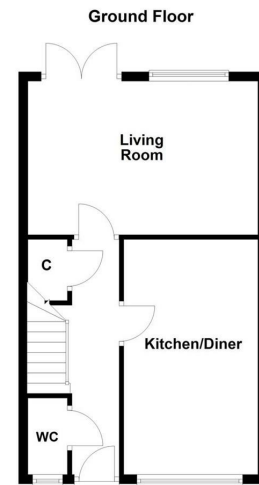
6'65 x 5'60

Master bedroom

20'94 x 12'43

En suite

6'56 x 6'60



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

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OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Gamble Avenue, Fleckney, Leicester LE8 8EA

Price Range £300,000

The Story Begins

- Beautifully presented family home
- Four double bedrooms
- Modern Family Bathroom
- Third floor master bedroom with en suite
- Open Plan Kitchen Diner
- Living room
- Downstairs cloakroom & storage cupboard
- Enclosed rear garden with side access
- Driveway for two vehicles
- EER Rating B | Council tax band D Price Range £300,000 - £310,000 Freehold

Location Is Everything

Fleckney is a village and civil parish in the Harborough district of Leicestershire. A popular primary school and village hall. There are two nearby railway stations, Market Harborough and South Wigston allowing you easier transport. With shops, restaurants and public houses Fleckney has everything you'll need for day to day living. A lovely place to live.



Inside Story

As you step into this beautiful semi-detached family home, you're greeted by a bright and inviting hallway that sets the tone for the rest of the property. The heart of the home is a modern open-plan kitchen diner, perfect for family gatherings and entertaining. It boasts plumbing for a washing machine, an integrated dishwasher, and ample space for a fridge freezer, ensuring that functionality meets style. There is a downstairs WC and a handy storage cupboard tucked under the stairs adding to the convenience. Moving towards the end of the hall you'll find a large living room that exudes warmth and comfort, perfect for those cosy nights in. French doors open out into a picturesque garden, creating a seamless indoor-outdoor living experience. Ascending to the first floor, there are two generously sized bedrooms that offer comfort and tranquility, alongside a smaller bedroom at the rear that can easily serve as a study or another bedroom. This floor also includes a modern family bathroom, equipped with a bath, low-level WC, and a wash hand basin, providing all the essentials for family life. The third floor is dedicated to a luxurious master bedroom that spans the entire level. This serene retreat features stylish en-suite facilities, complete with skylight windows that flood the space with natural light. Fitted wardrobes provide ample storage, while there's plenty of room for a dressing table and a cozy reading corner, making it the perfect sanctuary. Externally, the property boasts a spacious rear garden, ideal for outdoor activities, along with side access from a driveway that accommodates two vehicles. Don't miss the opportunity to make this your perfect family home. Price Range £300,000 - £310,000

