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ESTATE AGENTS

## Room Sizes

### Entrance Hallway

### Living Room

13'3 x 10'9

### Family Room

10'9 x 9'10

### Dining Kitchen

20'3 x 9'6

### Utility Room

### Downstairs WC

### First Floor Landing

### Bedroom One

12'9 x 11'6

### En-Suite

### Bedroom Two

12'9 max x 11'6

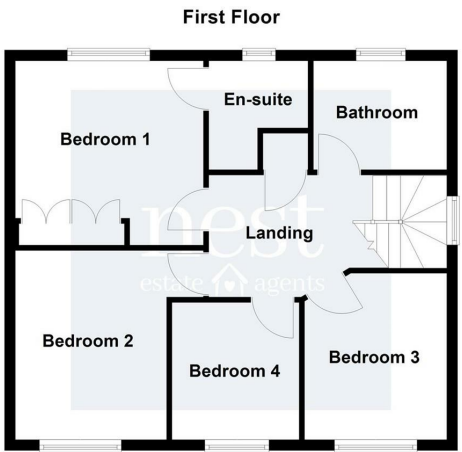
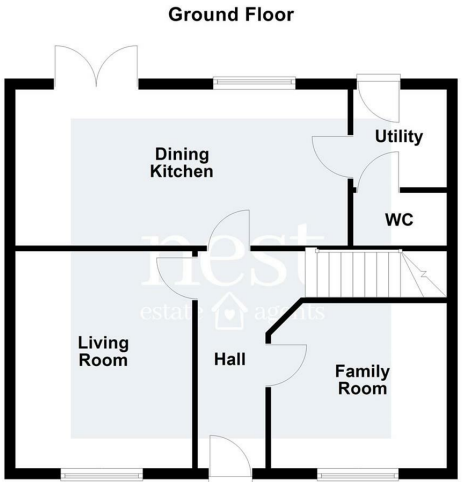
### Bedroom Three

9'10 x 9

### Bedroom Four

8'3 x 7'9

### Family Bathroom



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

**FREE PROPERTY VALUATION** Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

**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.

Tigers Road, Fleckney, Leicester LE8 8EG

£375,000

# The Story Begins

- Modern Detached Family Home
- Countryside Views To The Front
- Beautifully Improved Throughout
- Entrance Hall & Living Room
- Family Room & Dining Kitchen
- Utility & Downstairs WC
- Four Well Proportioned Bedrooms
- Family Bathroom & En-Suite
- Enclosed Garden, Driveway & Garage
- Energy Rating B, Council Tax Band D & Freehold

# Location Is Everything

Fleckney is a charming village and civil parish located in the Harborough district of Leicestershire. It boasts a popular primary school, a well-used village hall, and a strong sense of community. Conveniently situated between two nearby railway stations — Market Harborough and South Wigston — it offers easy access to wider transport links. With a good selection of shops, restaurants, and traditional public houses, Fleckney provides everything needed for day-to-day living. Surrounded by beautiful open spaces, it also offers the countryside quite literally on your doorstep. A truly lovely place to call home.



# Inside Story

This beautifully presented detached family home is located in the highly sought-after village of Fleckney, enjoying a lovely position overlooking open fields. Set off the beaten track on a private driveway shared with only one other home, it offers both space and privacy — ideal for modern family living in a peaceful yet well-connected setting.

The property has been beautifully improved by the current owners, featuring tasteful décor throughout, wardrobes, and high-quality flooring and blinds — giving you all the benefits of a new-build feel, but with the added warmth and finish of a move-in ready home.

At the heart of the home is a stylish open-plan kitchen and family area — perfect for both everyday moments and entertaining. This is complemented by a spacious living room, a versatile additional reception room currently used as a study/playroom, a convenient downstairs WC, and a practical utility room with direct outdoor access.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with its own en suite. A large family bathroom and additional storage cupboard complete the layout, making the home ideal for growing families.

Outside, the walled rear garden offers a private and secure space for the family to enjoy, with a patio area ideal for outdoor dining and a lawn area perfect for children or pets. To the side of the property, there is tandem parking for two vehicles and a single garage with an up-and-over door. This property is subject to a development management fee of £128.93 per annum.

