



Kilby Road, Fleckney, Leicester, LE8 8BL





# Property Description

This beautiful two bedroom cottage is located in the popular south Leicestershire village of Fleckney and is offered to the market in turn-key condition. Situated close to the centre of the village, just a short walk from a number of amenities including a supermarket and doctors surgery, this characterful two bedroom property is a real hidden gem.

The redecorated interior benefits from UPVC double glazed windows and gas fired central heating with a modern boiler, an automated ventilation system, together with a new injected damp proof course with a 15 year warranty; further details from the selling agents. The interior currently includes an attractive lounge, well appointed kitchen with built-in oven and hob, together with a feature cast iron range. Also to the ground floor is lean-to conservatory which has been used as a utility area; rarely found in properties of this style, and a modern fitted bathroom with a shower over the bath. On the upper floor off a central landing are two, high ceilinged double bedrooms.

Externally to the front lies a pleasant garden requiring low maintenance with steps down to the entrance. A shared right of way leads to the rear garden which is mainly gravelled, and enclosed by fencing alongside an outside store.



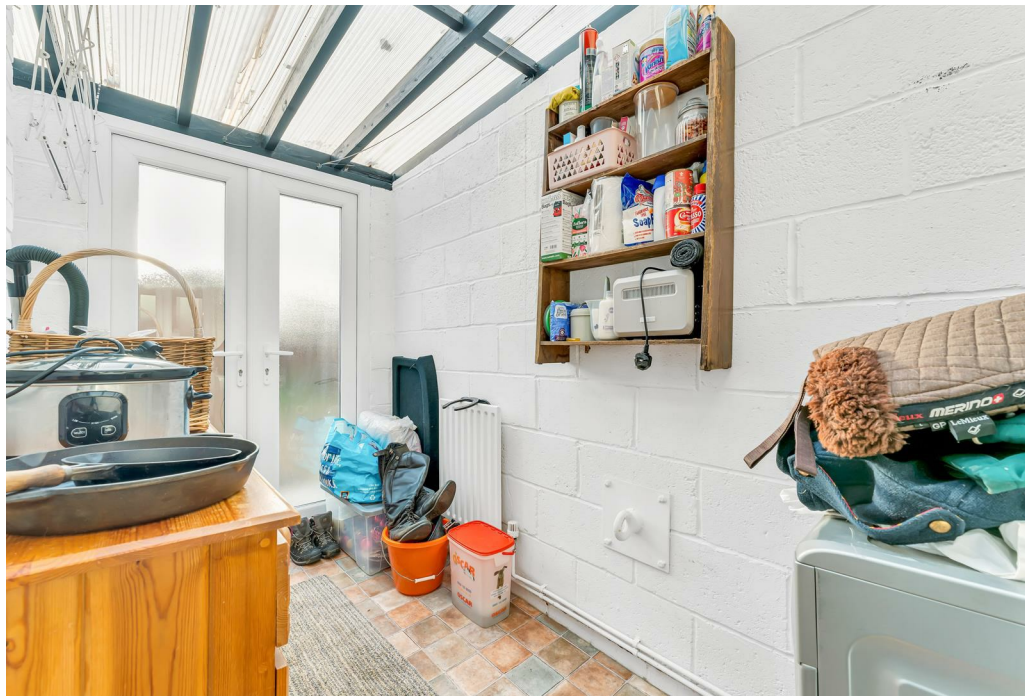


## Key Features

- Lovingly maintained cottage in the heart of Fleckney
- Excellent internal condition
- Character features such as a cast iron range and beamed ceilings
- Private, well sized rear garden
- Ideally located within easy access to the centre of the village
- Perfectly placed between Leicester and Market Harborough, offering excellent transport links
- Gas central heating and UPVC double glazing throughout
- Well sized living accommodation with a rarely available utility space
- Two double bedrooms
- Ample storage for a property this size

**£190,000**





Approximate Gross Internal Area  
61.0 sq. m. (657 sq. ft.)



**Ground Floor**  
Floor area 36.3 sq.m. (391 sq.ft.) approx

**First Floor**  
Floor area 24.7 sq.m. (266 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co [orders@asbuillenergysurveys.co.uk](mailto:orders@asbuillenergysurveys.co.uk)



EPC Rating - C

Tenure - Freehold

Council Tax Band - A

Local Authority  
Harborough

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