



Gladstone Street, Fleckney, LE8 8AG



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A great opportunity to purchase a two bedroom mid terraced property located in this popular south Leicestershire village of Fleckney. The property has the provision of gas radiator central heating and double glazed windows. The well presented accommodation comprises of a sitting room, dining kitchen which is fitted with a range of base and wall units, with integrated double electric oven, hob with hood above, fridge/freezer and has a tiled floor. The inner lobby give access to the rear garden and the ground floor bathroom, which is fitted with a modern suite, comprising of a walk-in shower, wc and wash hand basin. To the first floor there are two double bedrooms, the main bedroom boasts a box room off which is ideal for a home office, dressing room or nursery. Externally, the rear garden has a paved patio area set across two levels this in turn leads down to a lawned area where there is a useful brick store. (There is a pedestrian right of way across the rear of the property for a neighbour). Recently Fitted carpets to main reception room, staircase, landing and bedrooms. Viewing is highly recommended to appreciate the accommodation on offer.

Fleckney has an excellent range of local shops, public houses, recreational and educational facilities and bus services. A more comprehensive range of shopping facilities are available in nearby Market Harborough, Oadby and Wigston, with Leicester city centre being easily accessible. Both Leicester and Market Harborough have rail services to London St Pancras, and good communication network to the M1/M69 motorways.





## Key Features

- South Leicestershire Village Location
- Sitting Room
- Well Appointed Kitchen with Built-In Oven/Hob & Fridge/Freezer
- Rear Lobby
- Ground Floor Modern Shower Room
- Two Double Bedrooms
- Rear Garden With Brick Store

**Offers Over  
£180,000**



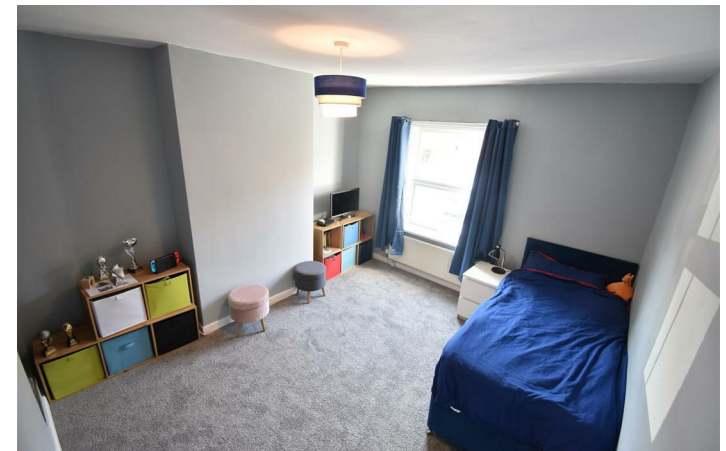
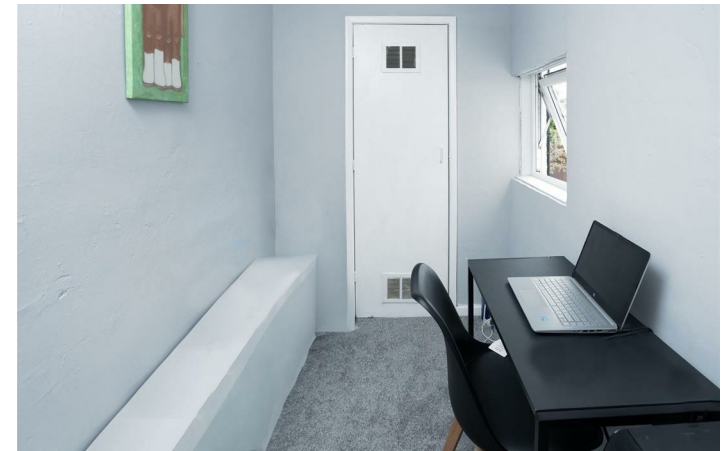


**Ground Floor**

Floor area 33.9 sq.m. (365 sq.ft.) approx

**First Floor**

Floor area 32.8 sq.m. (353 sq.ft.) approx



EPC Rating - C

Tenure - Freehold

Council Tax Band - A

Local Authority  
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Floor plans are for identification purposes only. All measurements are approximate.  
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To view this property please contact our Market Harborough office on 01858 431315



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