



Main Street, Fleckney, LE8 8AN



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Property Description

A newly built detached family home fitted to a high standard, located in the much sought after south Leicestershire village of Fleckney.

A panelled entrance door leads through to the entrance hallway, stairs rising to the first floor, door through to the cloakroom comprising of wc, pedestal wash hand basin and radiator, useful under-stairs storage cupboard which houses the under-floor heating. Lounge which is a dual aspect room with window to side and French doors leading to a raised patio area, living kitchen with Shaker style units with oak work surface and integrated electric oven, microwave and fridge/freezer, island unit with dishwasher under, enamel sink with drainer, oak work surface with cupboards below and breakfast bar. The dining/living area has a window to the rear and French doors leading to the patio area.

On the first floor, the landing has a linen cupboard housing the pressurised hot water cylinder, window to the front elevation overlooking church, the principle bedroom has a window to the front elevation, and boasts en-suite shower room comprising of a walk-in shower cubicle, close coupled wc and pedestal wash hand basin. Bedroom two and bedroom four both enjoy a view overlooking the rear garden, bedroom three is to the front elevation. The family bathroom is fitted with a white suite comprising of pedestal wash hand basin, close coupled wc, panelled bath with twin shower heads and shower over, fitted screen. Outside, from a shared block paved driveway which is flanked by a shaped lawn is a car standing area. This in turn leads to a garage with up and over door, power and lighting. There is gated side access which leads through to a pathway which extends to a gravelled area and bridge which leads across to an uncultivated area which is ideal for a home office or play area. The raised patio is approached via a set of steps which gives a commanding view over the garden and the stream.





Key Features

- Newly Built Detached Family Home
- Popular South Leicestershire Village Location
- Sitting Room
- Spacious Living Kitchen
- Four Bedrooms, Principal Bedroom With En-Suite Shower Room
- Family Bathroom
- Air Source Central Heating
- Single Garage
- Quadrant 10 Year New Build Warranty

Price Guide
£475,000



Approximate Gross Internal Area

110.4 sq. m. (1188 sq. ft.)

Garage At 16.0 sq. m. (172 sq. ft.)

Total 126.4 sq. m. (1361 sq. ft.)



Garage

Ground Floor

Floor Area 54.4 sq.m. (586 sq.ft.) approx
Garage 16.0 sq.m. (172 sq.ft.) approx

First Floor

Floor Area 56.0 sq.m. (603 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.

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EPC Rating -

Tenure - Freehold

Council Tax Band - New Build

Local Authority
Market Haborough Distric Council

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