



Main Street, Fleckney, LE8 8AN



# Property Description

Individually designed family home fitted to a high standard, located in the much sought after south Leicestershire village of Fleckney.

A part glazed entrance door leads through to the entrance hallway, cloakroom comprising of wc and wash hand basin, connecting door from the hallway leads through to the lounge which is a dual aspect room with windows to the front and side elevations, study/family room enjoys views over the rear garden and direct access via French doors. The living kitchen has been fitted with a comprehensive range of Shaker style units with integrated electric oven, microwave and induction hob with hood above and oak work top, inset enamel sink with drainer, integrated dishwasher and fridge/freezer. Island unit with base and drawer cupboards below and breakfast bar. Windows to both front and rear elevations and French doors leading to the rear terrace, utility room with plumbing for appliances, oak work surface and window to the rear.

Approached via a staircase is the first floor landing with a linen cupboard, housing the pressurised hot water cylinder, there are windows to front and side elevations. a connecting door leads through to the principle bedroom boasts fitted wardrobes and window to the front, the en-suite shower room comprises of a walk-in shower with twin shower heads, close coupled wc, wash hand basin and heated towel rail. Bedrooms two and three enjoy aspects to the rear elevation, and bedroom four to the front. The family bathroom is fitted with a white suite comprising of panelled bath with twin shower head over, fitted screen, close coupled wc and pedestal wash hand basin. Outside, to the front is a shared paved driveway which leads to a car standing area and a single garage, gated access leads through to the rear garden. A raised patio area links nicely to the living kitchen, steps lead down to a spacious lawned area which extends around to the side, post and rail fencing to the rear boundary which overlooks the stream





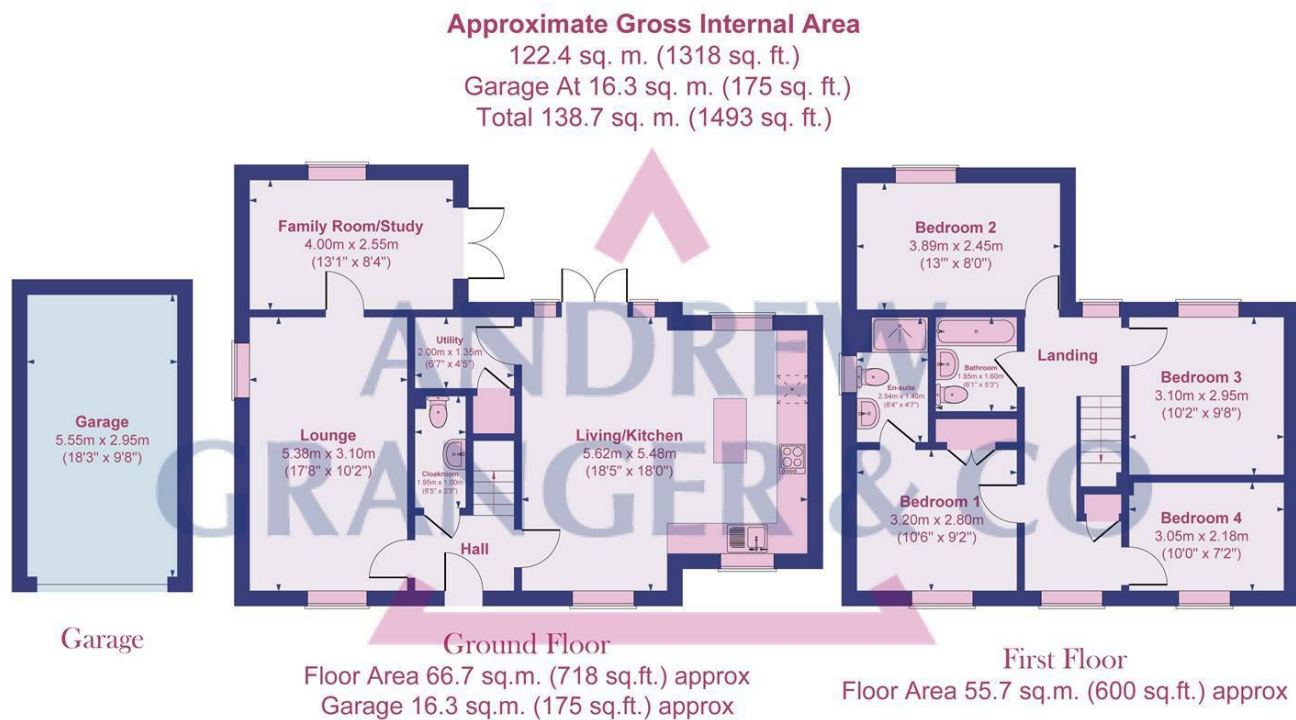
## Key Features

- Newly Built Detached Family Home
- Popular South Leicestershire Village Location
- Entrance Hall With Downstairs Cloakroom
- Spacious Living Kitchen With Utility Room
- Lounge With Family Room/Study Off
- Four First Floor Bedrooms, Principal With En-Suite
- Family Bathroom
- Air Source Central Heating
- Single Garage
- Quadrant 10 Year New Build Warranty

**Price Guide**  
**£465,000**







Not to scale, for layout reference only. All Measurements are Approximate  
 Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating -

Tenure - Freehold

Council Tax Band - New Build

Local Authority  
 market Harborough District Council

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