



High Street, Fleckney, LE8 8AJ

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY**
KNIGHT

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Property Description

An excellent opportunity for first-time buyers or investors. to purchase a two bedroom mid terraced home located in the heart of the village, with easy access to local village amenities, making it easy to access shops, schools, and recreational facilities, with the added ease of major road and rail links also close by.

The property offers a comfortable living room with a fitted gas fire, staircase to the first floor. A connecting door that leads through to the dining kitchen which is fitted with a comprehensive range of base and wall units, stainless steel sink with drainer, door and window overlooking the rear garden. To the first floor there are two bedrooms and a bathroom. Bedroom one has a range of fitted wardrobes that provides hanging and storage space and bedroom two overlooks over the rear garden and the family bathroom is fitted with a three piece modern suite. Outside the property has a small and manageable front garden with a residents pathway to High Street, and to the rear there is an enclosed garden with a patio area, artificial lawn and a personal gate that gives access to two parking spaces which are accessed from Forge Close. NO UPWARD CHAIN!





Key Features

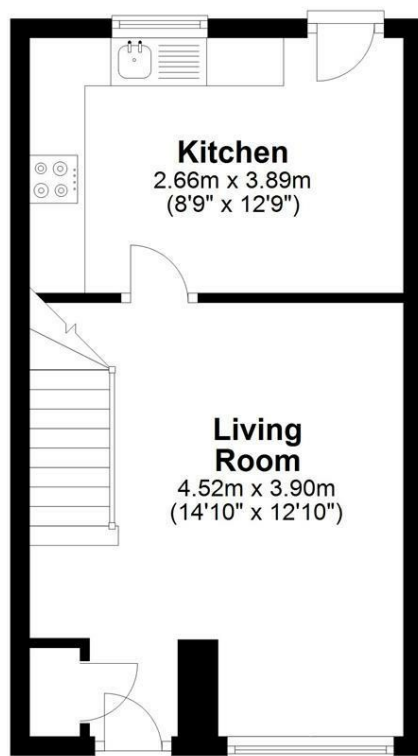
- Ideal First Time Buy/Investment Property
- Close To All Amenities
- Village Location
- Living Room
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Car Standing and Gardens
- No Upward Chain

**Offers Over
£190,000**



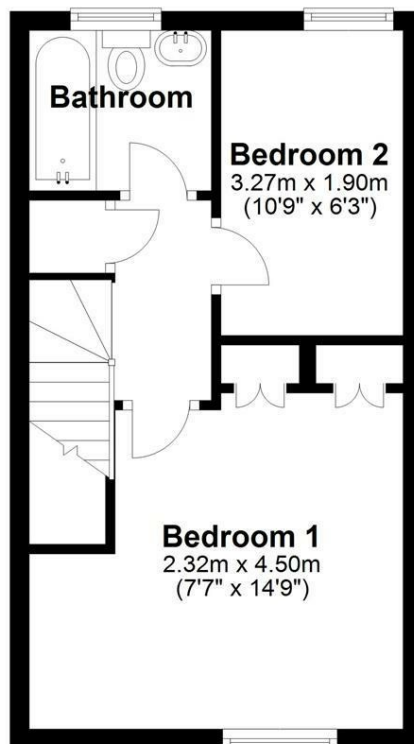
Ground Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 55.8 sq. metres (600.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

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



To view this property please contact our Market Harborough (Sales) office
on 01858 431315

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