



Badcock Way, Fleckney, LE8 8DD

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
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# Property Description

A three storey five bedroom detached family home located within the ever popular Saddington Grange development located towards the edge of this popular south Leicestershire village of Fleckney.

Fleckney has a good range of local amenities including shops, post office, primary school, doctor's surgery, library, churches and public houses. More comprehensive shopping facilities can be found in the nearby centres of Market Harborough, Oadby and Leicester.

The property is set across three floors with the accommodation arranged as follows: accessed via a part glazed entrance door that leads into the entrance hallway with a light oak staircase with glass inserts leading to the first floor landing. There is a storage cupboard under the staircase and doors lead off the hallway to the dual aspect living room. The living room with a modern fire surround and inset gas fire, bay window to front has a sliding patio door that leads out to the rear patio garden.







## Key Features

- Substantial Detached Village Home
- Re-fitted Living Kitchen With Utility Room Off
- Dual Aspect Living Room
- Principal Bedroom With Dressing Room & En-suite
- Two Further First Floor Bedrooms and Family Bathroom.
- Second Floor Landing
- Two Further Bedrooms & Shower Room
- Double Garage and Car Standing
- Landscaped Rear Garden
- No Upward Chain

**Price Guide**  
**£485,000**

The stunning living kitchen which originally was two separate rooms has been refitted with a range of contemporary base and wall units, incorporating a central island with breakfast bar. Integrated appliances include a double electric oven and a five ring induction hob with hood above, dishwasher and a fridge freezer. An archway opens into the utility room which has plumbing for a washing machine and a door that gives direct access to the rear garden.

To the first floor approached off the central landing with feature arched window, large storage cupboard and a second light oak and glass staircase rising to the second floor. A connecting doors leads to three double bedrooms, the principle bedroom boasts a dressing room and en-suite shower room which is fitted with a modern white suite and the family bathroom has been upgraded with a contemporary style white suite.

The second floor landing leads to two double bedrooms with ample storage and a modern shower room.

Outside: To the front there is tarmac driveway flanked by a shaped lawn and an area laid to white gravelled area. To the rear there is a flagstone patio with steps up to a lawn with borders.











# Floorplan



EPC Rating - C

Tenure - Freehold

Council Tax Band - F

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 arrange a viewing please contact our Market Harborough (Sales) office on 01858 431315

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