



Connells

Main Street
Fleckney Leicester



Property Description

This is your chance to own a unique four bedroom detached home in the heart of village life – with a layout designed for modern living and energy efficiency there will be no need for updating or renovating and ** you could save thousands on your energy bills.

Set over two floors, this spacious property features a dual aspect modern openplan country kitchen and dining room with french doors leading to the rear garden. There is a utility room off of the kitchen, a separate lounge which flows through into the snug which could be utilised as a home office. Upstairs there is a master bedroom with an en-suite. Three further bedrooms and family bathroom.

This newly built detached property has been build and designed to fit the surroundings, and showcases a slate roof and elegant white timber-painted windows. With a paved driveway and turfed from garden this really is a quaint property.

To the rear is a fenced garden with decked area which can also be accessed via the french doors from the kitchen and snug.

With amenities such as the Ofsted-rated 'outstanding' Fleckney Church of England Primary School, local pubs like The Golden Shield, and an array of nearby shops, this community offers both modern comfort and a welcoming, vibrant atmosphere. Additionally, the countryside walks right at your doorstep add a touch of natural beauty to this ideal

living environment.

Plot 1

Step into the well-designed interiors of the ground floor, boasting a spacious entrance hall with a convenient ground floor WC. The open-plan kitchen diner, complete with a stylish island, creates a modern and inviting space. Downstairs, further benefits unfold with a generously sized lounge leading seamlessly into a cozy snug, providing versatile living areas and underfloor heating to the main rooms downstairs. Ascend to the first floor, where you'll discover four bedrooms, each thoughtfully designed. The master bedroom is a retreat in itself, featuring an en-suite shower room, fitted wardrobes, and an elevated level of comfort. Completing the ensemble is a family bathroom with a bathtub, ensuring both style and functionality in every detail.

Entrance Hall

Cloakroom

Lounge

17' 8" x 10' 2" (5.38m x 3.10m)

Snug

12' 9" x 8' 2" (3.89m x 2.49m)

Kitchen/ Dining Room

18' 4" x 17' 7" (5.59m x 5.36m)

Utility

First Floor Landing

Master Bedroom

10' 5" x 9' 1" (3.17m x 2.77m)

With en-suite

Bedroom Two

12' 9" x 8' 4" (3.89m x 2.54m)

Bedroom Three

9' 7" x 10' 2" (2.92m x 3.10m)

Bedroom Four

9' 7" x 7' 1" (2.92m x 2.16m)

Bathroom

Garage

17' 7" x 9' 7" (5.36m x 2.92m)

Agent Notes

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Energy Efficiency

Due to the energy efficiency of new build houses, homeowners can potentially save up to £3,100 in annual energy bills, (*HBF Watt a Save Report Feb '23).









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Exempt

Tenure: Freehold

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