



Connells

Main Street
Fleckney Leicester



Property Description

This property presents a unique chance to own a newly constructed four bedroom detached house, finished with a slate roof and elegant white timber-painted windows. To the ground floor there is a modern dual aspect open plan Kitchen, dining room with french doors leading to a decked terrace to the rear. There is also a separate living room with doors leading to the rear terrace.

On the first floor you will find a master bedroom with ensuite shower room, three further bedrooms and a family bathroom.

To the front there is a paved driveway, turfed garden and a single garage, and to the rear is a fenced garden with decked area. A timber built bridge leads over the stream to another area of garden.

Nestled in the heart of Fleckney, you will certainly feel part of the village. 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 2

On the ground floor, the entrance hall grants access to the ground floor WC and leads into a large open plan kitchen diner flooded with natural light from windows on both sides. The

kitchen island, hosting the sink, adds functionality and style. Complementing this layout is a separate lounge, providing diverse living spaces with underfloor heating to the main downstairs rooms. Ascend to the first floor, where you will find four bedrooms, including a master with an en-suite, and a separate family bathroom, combining modern design with practical living.

Entrance Hall

Cloakroom

Lounge

16' x 11' 3" (4.88m x 3.43m)

Kitchen Dining Room

26' 5" x 12' 9" (8.05m x 3.89m)

First Floor Landing

Master Bedroom

11' 5" x 10' 8" (3.48m x 3.25m)

With Ensuite shower room

Bedroom Two

13' x 7' (3.96m x 2.13m)

Bedroom Three

12' 5" x 9' 3" (3.78m x 2.82m)

Bedroom Four

11' 8" x 8' (3.56m x 2.44m)

Bathroom

Garage

18' x 9' 7" (5.49m x 2.92m)

Agent Notes

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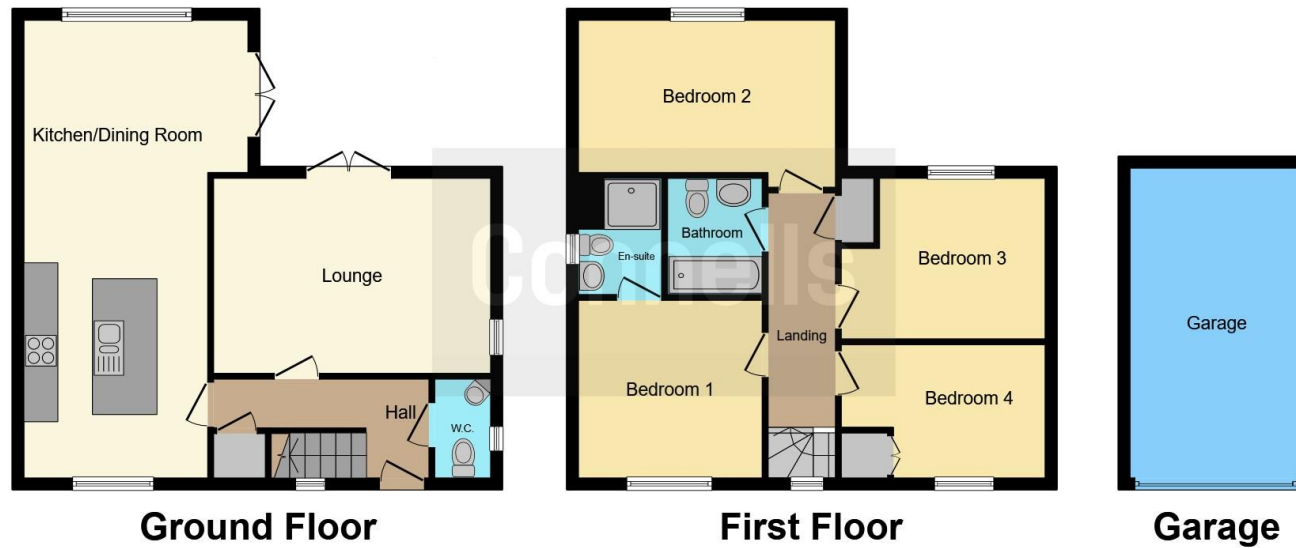
Energy Efficiency

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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