



Connells

The Wranglands
Fleckney Leicester



Property Description

Connells are delighted to present to the market this three bedroom semi detached bungalow, situated in the desirable village of Fleckney. The property offers ideal living space laid out over one floor, whilst boasting a superb village location.

Entrance Hall

Accessed via a double glazed door, the entrance hall provides access to all areas of the accommodation and has laminated flooring with a storage cupboard.

Lounge

14' 2" x 9' 7" (4.32m x 2.92m)

Feature electric fireplace and laminate flooring seamlessly leading through to the open plan kitchen/dining room.

Kitchen/Dining Room

15' 2" x 7' 9" (4.62m x 2.36m)

Open plan kitchen/dining room comprising a range of base and eye level units with contrasting worktops, integrated fridge/freezer, electric hob with overhead extractor, stainless steel sink, drainer and mixer taps. Laminate flooring and window to rear with french doors leading out to the rear garden patio.



Bedroom One

15' 8" x 10' 4" (4.78m x 3.15m)

Master double bedroom with bay fronted double glazed window, gas radiator central heating and carpeted flooring.

Bedroom Two

10' 9" x 8' 6" (3.28m x 2.59m)

Double bedroom with double glazed window to front elevation, boiler cupboard, gas radiator central heating and laminate flooring.

Bedroom Three

8' 7" x 8' 9" (2.62m x 2.67m)

Single bedroom with double glazed window to side elevation, gas radiator central heating and laminate flooring.

Bathroom

Family bathroom comprising panelled bath with shower over, wash hand basin, tiled splashbacks, heated towel radiator and storage unit. Double glazed window to side elevation.

Front

Lawned garden with gravel area providing ample parking leading to a single garage.

Rear

Decked patio, lawned garden, fencing to borders and gate to side.









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: D

Tenure: Freehold

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