



Connells

Orchard Street
Fleckney Leicester



Property Description

Located on the ever-popular Orchard Street in Fleckney, this charming two-bedroom detached property offers an exciting opportunity for buyers seeking space, flexibility, and future potential. Well positioned within walking distance to local schools, shops, medical amenities, and the village centre, this home is perfect for first-time buyers, small families, or downsizers.

The ground floor comprises a welcoming entrance hall, a fitted kitchen, a spacious lounge/dining room, a bright conservatory that opens onto the rear garden, and a convenient downstairs WC. Upstairs, the property boasts two double bedrooms and a well-appointed family bathroom.

Outside, the rear garden offers fantastic scope for relaxing or entertaining. What makes this property truly unique is the additional fenced-off land, which includes a garage and driveway accessed via Edward Road. This area could be re-integrated into the main garden, kept separate for multi-use purposes, or potentially developed into a home office, outhouse, or studio space (subject to permissions).

There is also excellent extension potential to the rear (STPP), making this home a standout choice for buyers looking to tailor their next property to suit their needs.

Offered to the market with no upward chain, this is a rare opportunity in a well-connected and highly desirable village location.

Entrance Hall

Having UPVC door with stained glass, radiator and understairs cupboard

Cloakroom

2' 7" x 6' 8" (0.79m x 2.03m)

With low level WC, wash hand basin, UPVC window and radiator

Lounge

14' 7" max x 16' 3" max (4.45m max x 4.95m max)

Having gas fireplace, UPVC sliding door to the rear, radiator and television point

Kitchen

7' 9" x 9' 6" (2.36m x 2.90m)

Having UPVC window to front, fitted wall and base units, sink, fitted gas hob, electric oven, space for washing machine, and integrated fridge/freezer

Conservatory

11' 6" x 5' 9" (3.51m x 1.75m)

With UPVC double glazed window and doors and socket

First Floor Landing

Having UPVC window to the side, radiator, socket, access to attached and large storage cupboard

Bedroom One

8' 9" x 14' 7" (2.67m x 4.45m)

Having double glazed UPVC window to the rear, fitted wardrobes, radiator and three sockets

Bedroom Two

7' 8" x 10' 8" (2.34m x 3.25m)

With UPVC double glazed window to the front and radiator

Bathroom

6' 4" x 13' 3" (1.93m x 4.04m)

Shower cubicle, corner bath, sink with vanity unit, heated towel rail, UPVC double glazed window to the front, LED spot lights, fitted cupboard with hidden combi boiler

Outside

The property has on street parking to the front, access to the garage from Edward Road. To the rear, there is a slabbed path and gravelled area and there is access to the rear door from the side, there is a shaped lawned area with flower bed and wooden fencing surrounding









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: Council Tax
 Awaited Band: B

Tenure: Freehold

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