



**Connells**

Fleckney Road  
Kilby Wigston



# Fleckney Road Kilby Wigston LE18 3TB

for sale offers over  
**£550,000**



## Property Description

A fascinating 4 double bedroom detached house offering a good size south facing garden looking over to the Kilby Woodland Trust with incredible SUNSET view\*

Kilby is a small village benefitting from its own local primary school and a thriving village pub, yet easily accessible to major road networks making it great if you commute for work purposes. The main village of Wigston is a short drive away which has all of the amenities and facilities you could need, this home offers everything that a family desires.

OPEN DAY 22 FEBRUARY - Appointments only

Yes! This property will tick your requirements.....

## Lounge

24' 2" x 11' 10" ( 7.37m x 3.61m )

Spacious living with wood burner will be the envy of your guests!

## Kitchen

21' 7" narrowing to 14' 9" x 10' 11" ( 6.58m narrowing to 4.50m x 3.33m )

The high quality units all complimented by a very stylish granite worktops and integrated appliances.

(Brand New Range cooker installed in February)

## Utility Room

## First Floor Landing

Spacious Landing with a storage cupboard

## Bedroom 1

8' 8" x 11' 4" ( 2.64m x 3.45m )

## Bedroom 1 Ensuite

Shower/WC

## Bedroom 2

12' 7" x 12' ( 3.84m x 3.66m )

## Bedroom 2- Ensuite

Renovated 2 years ago

## Bedroom 2

10' 6" x 11' ( 3.20m x 3.35m )

## Bedroom 3

10' 6" x 11' ( 3.20m x 3.35m )

## Family Bathroom

10' 6" x 11' ( 3.20m x 3.35m )

Good size family bathroom







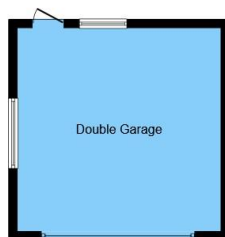




**Ground Floor**



**First Floor**



**Garage**

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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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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