



## Badger Close

OFFERS OVER: £450,000

FLECKNEY, LEICESTERSHIRE LE8 8DF

If you're looking for more space for your growing family then this spacious, modern detached family home, tucked away in a quiet cul-de-sac within the highly popular Saddington Grange development in Fleckney, could be just what you've been looking for. With flexible living accommodation to include three reception rooms, an open plan kitchen/family room and conservatory, two ensuites and family bathroom, there is enough space for your whole family to enjoy.

Modern detached family home • Flexible living • Four bedrooms • Three reception rooms • Conservatory • Open plan kitchen/family room • Utility room and guest cloakroom • Two ensuites and family bathroom • Landscaped gardens • Garage and off-road parking •

#### Accommodation

Situated on this popular development and built in 2002, this modern detached executive style family home is entered into a welcoming hall as you enter under the canopied porch and through the front door. Tucked under the stairs is a handy guest cloakroom, while to your left you will find a useful and versatile room converted from one of the original garage bays. Currently a snug, it would be ideal for use as a home office, playroom or even ground floor bedroom.

To the right of the hall is a cosy sitting room with its feature living flame gas fire. Natural light floods the space through the large bay window at the front, while a multi-paned door leads through into the formal dining room. Beyond here is the conservatory which enjoys an attractive view of the landscaped garden. The open plan kitchen/family room is another versatile space, which could be reconfigured as a kitchen/diner. There is an extensive range of fitted wall and base units with handy work surface space over. Integrated appliances include fridge/freezer, double oven and gas hob with plumbing and space for a dishwasher. The utility room also provides further fitted storage units with plumbing and space for a washing machine and space for a dryer. There is access through into the garage, which provides secure storage, rather than vehicular storage, given the rear portion has been re-configured for the utility room.

Upstairs the sense of space continues with a bright, light galleried landing that offers a study/reading/sitting area towards the front. The master bedroom feels very spacious with fitted double wardrobes as well as a walk-in dressing room with two further fitted double wardrobes. The ensuite shower room tucked in the corner, features a suite comprising shower cubicle, WC, and wash hand basin. There are two further double bedrooms, two of which are served by a Jack and Jill ensuite shower room, with the fourth single bedroom offering scope for use as a study/home office. The accommodation is completed by the family bathroom which has a cream three-piece suite and a shower over the panelled bath.

#### Outside

An attractive frontage wraps this home, with a mature tree taking centre stage by the footpath leading to the porch. A hardstanding drive to the side provides off-road parking and leads to the garage, while secure, gated access to the side leads through to the garden at the rear.





Enjoying a good width, the rear garden has been landscaped to provide a paved patio terrace and path and lawn with deep, shaped bedding borders with trellising and climbers providing a screening to the functional area of the garden that features two timber framed sheds and storage for garden tools/equipment.

#### Location

Fleckney is a rural south Leicestershire village lying approximately nine miles from Leicester city centre and ten miles north-west of Market Harborough. The village is popular with families due to excellent primary schooling within the village. Secondary schooling is available in the neighbouring village of Kibworth, and renowned private schooling is also available in the nearby village of Great Glen. A wide range of amenities are found within the village including a Co-Op, post office, hairdressers, café, dentists, three churches, nursery and two public houses. The village also has a good range of sporting and recreational facilities.

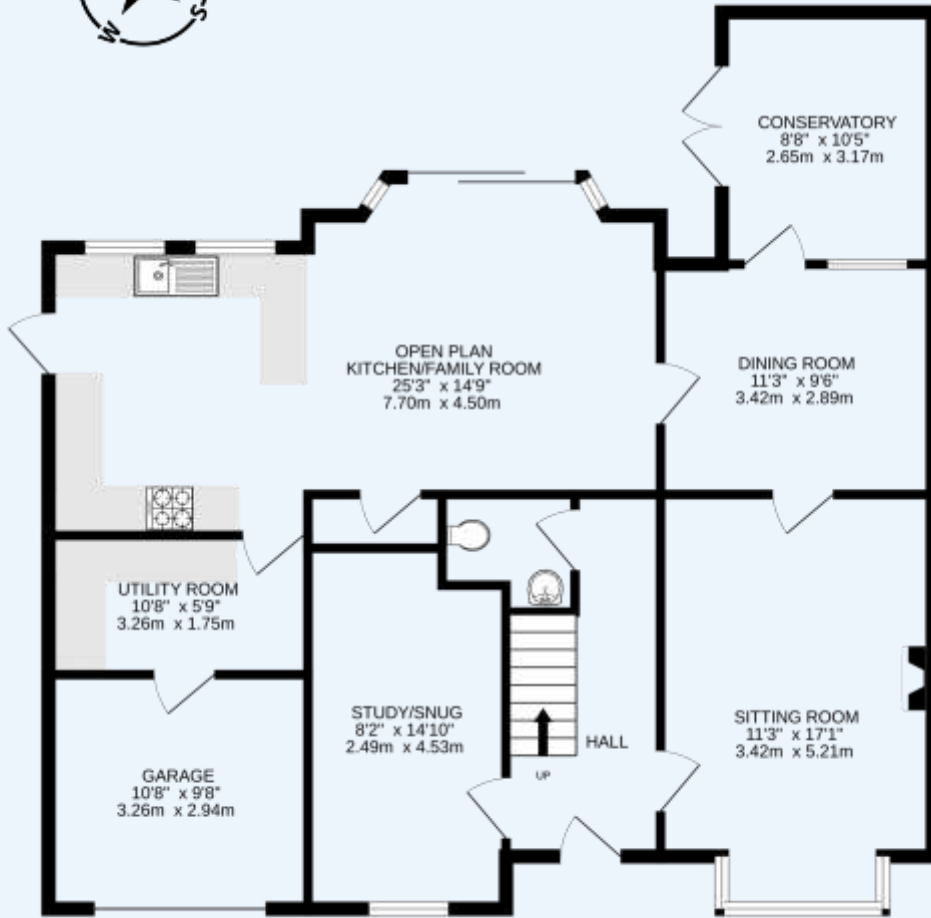
#### Satnav Information

The property's postcode is LE8 8DF, and house number 1.

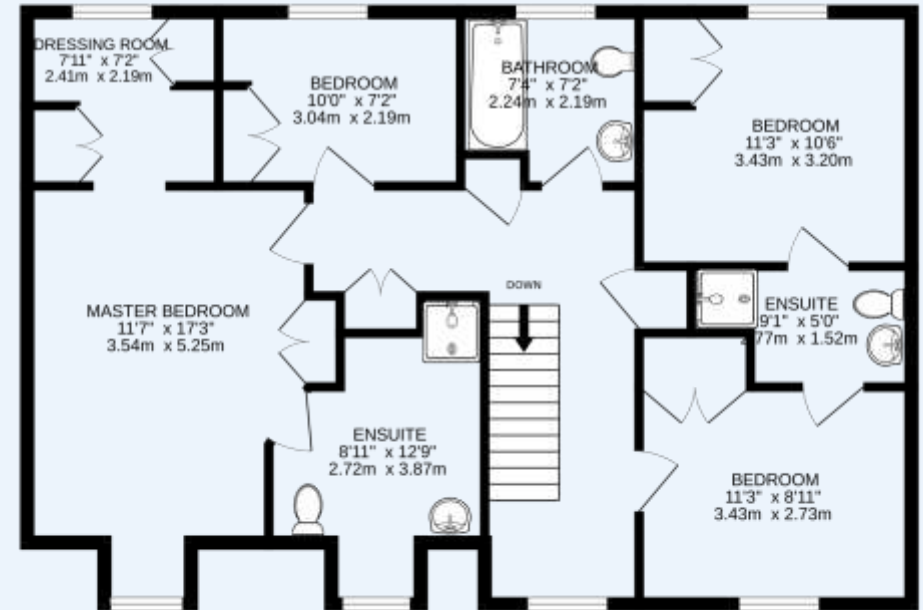




**GROUND FLOOR**  
979 sq.ft. (91.0 sq.m.) approx.



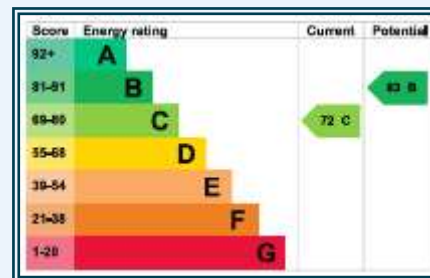
**1ST FLOOR**  
861 sq.ft. (80.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1840 sq.ft. (171.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Tenure: Freehold
- Local Authority: Harborough District Council
- Listed Status: Not Listed
- Conservation Area: Not within a Conservation Area
- Tree Preservation Orders: None
- Tax Band: E
- Services: The property is offered to the market with all mains services and gas-fired central heating.
- Broadband delivered to the property: FTTC
- Construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants: None of which our clients are aware.
- Flooding issues in the last 5 years: None
- Accessibility: Two storey dwelling. No accessibility modifications
- Cladding: None
- Planning issues: None
- Coastal erosion: None
- Coal mining in the local area: None

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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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