

ORCHARD STREET

FLECKNEY, LEICESTERSHIRE LE8 8AR





A delightful, three bedroom semi-detached home offering open plan accommodation and a pleasant landscaped rear garden, tucked away in a quiet residential area of the village.

Entrance hall • stunning open plan dining kitchen & living area • garden room • snug • utility area • cloakroom • three first floor bedrooms • family bathroom • driveway • south-east facing rear gardens • gas central heating • uPVC double glazing • roof replaced in 2020 • EPC - C

Location

Fleckney is a very well-regarded south Leicestershire village situated in some of the county's most attractive rolling countryside. Amenities are well provided for and include a Doctors surgery, popular public house, local shopping, excellent primary schooling, sporting and recreational facilities. There is also excellent secondary schooling both in the state and private sector. Fleckney is conveniently situated for access into Leicester city centre to the north and Market Harborough to the south, both providing a wider range of amenities including mainline rail connections to London St Pancras in around an hour.

Accommodation

The property is entered via a smart composite door into a bright entrance hall with tiled flooring, housing a large cupboard with mirrored sliding doors and the stairs to the first floor with an understairs storage cupboard beneath.

The heart of this home is the stunning open plan dining/living kitchen. The kitchen has two windows to the front, tiled flooring and boasts an excellent range of white eye and base level units and drawers with ample grey preparation surfaces and a white composite one and a half bowl sink and drainer unit with mixer tap over and tiled splashbacks. Integrated Bosch appliances include a four-ring, Schott Ceran hob with a stainless steel extractor unit above and a stainless steel oven; there is also space and plumbing for a dishwasher. The dining area provides breakfast bar space and ample space for a dining room table. The superb living area is carpeted and flooded with natural light by virtue of being open plan to the garden room. The focal point of this carpeted area is a feature Ethanol flame effect fire within a wooden surround with storage and shelving into the chimneybreast recesses. The garden room has windows to the side and French doors leading onto the gravelled patio entertaining area with a contemporary vertical radiator adjacent.

Completing the ground floor accommodation is a cosy, carpeted snug with a radiator in a cover and window to the rear, a utility area with a window to the side and tiled flooring, housing the wall mounted Ideal boiler and providing space and plumbing for a washing machine and tumble dryer and access to a useful cloakroom with a two piece suite.

The first floor landing has two windows to the front and provides loft access. The spacious master bedroom has a bank of built-in wardrobes with sliding mirrored fronts, carpet flooring and a window to the rear elevation. Bedroom two is also a double room and is carpeted with a window to rear. Bedroom three has built-in overstairs storage, carpeted flooring and a window to the front. The stylish family bathroom has an opaque glazed window to the front elevation and a three piece suite comprising an enclosed WC, pedestal wash hand basin and a panelled bath with a feature shower screen, rainfall and personal shower heads, part tiled walls and tiled floor.





Outside

The property is approached via wrought iron fencing with gated access to a large gravelled driveway providing ample off street car standing and a further personal gate with a paved path leading to the front door and a lawned frontage. Gated side access leads to landscaped south-east facing gardens, mainly laid to lawn with a gravelled patio area adjacent to the house, a further raised seating area to the rear, planted floral borders and fully fenced boundaries.

Tenure: Freehold.

Local Authority: Harborough District Council

Tax Band: A

Conservation Area: None

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Cable, 40mbps.

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey dwelling. No accessibility modifications

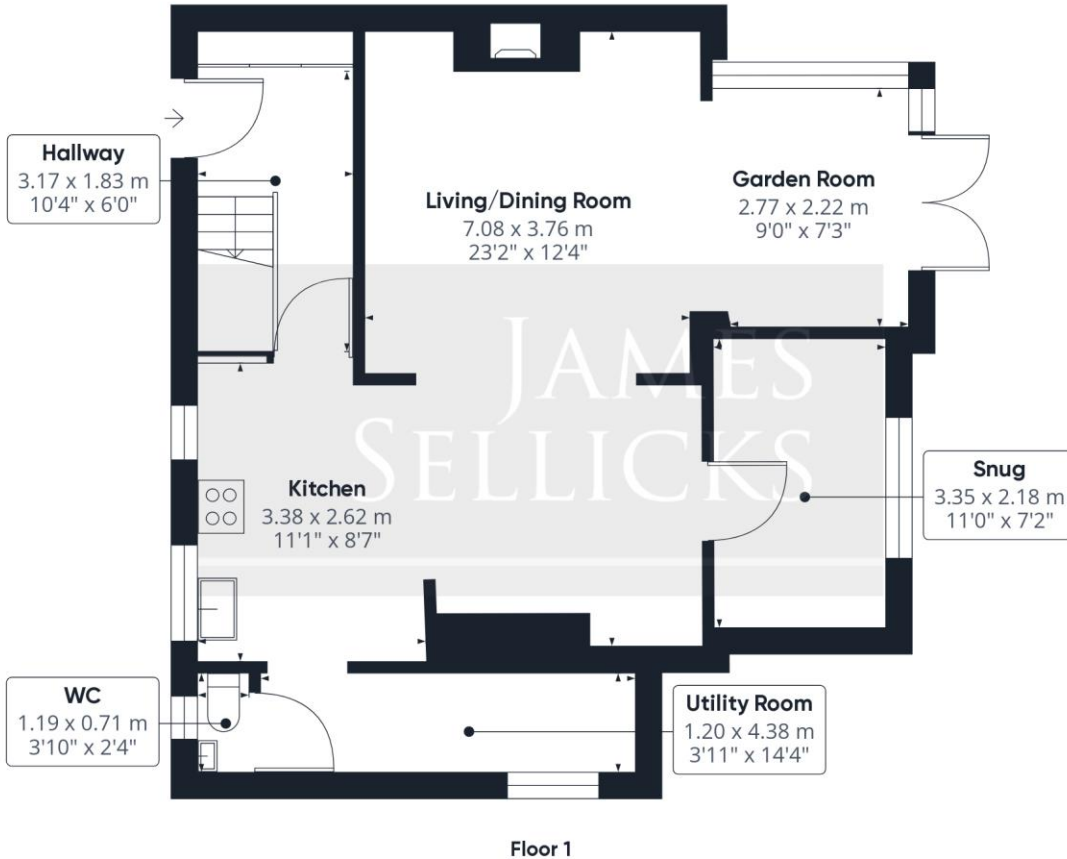
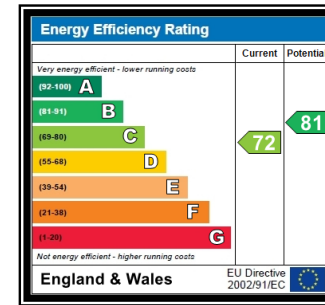
Planning issues: None which our clients are aware of.

Satnav Information : The property's postcode is LE8 8AR, and house number 24.









Approximate total area⁽¹⁾

95.95 m²
1032.79 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

