



Long Grey

FLECKNEY, LEICESTERSHIRE



A charming, detached bungalow having been fully renovated within the last five years, providing a modern, stylish interior with a contemporary kitchen, two double bedrooms, master with en-suite and a modern family bathroom. The property is situated on a large corner plot in this quiet cul-de-sac, with easily maintained south facing landscaped gardens and a double garage.

Hall • sitting room • master bedroom • en-suite • bedroom two • bathroom • dining kitchen • substantial parking • double garage • corner plot • easily maintained south facing garden • EPC - D

Accommodation

A composite door with glazed window adjacent leads into a bright entrance hall with inset ceiling spotlights and wood effect laminate flooring, housing a storage/cloaks cupboard. The spacious, carpeted sitting room has windows to the side and front elevations. The dining kitchen boasts a fantastic range of white eye and base level units and drawers with preparation surfaces, metro tiled splashbacks and a composite one and a quarter bowl sink and drainer unit with mixer tap and window above, overlooking the garden. There is ample white appliance space for a washing machine, fridge-freezer and oven (Stoves oven available by separate negotiation) a stainless-steel extractor unit, wood effect LVT flooring, space for a small dining table and a uPVC door leading onto the garden.

The superb master bedroom is carpeted, has uPVC French doors with full height adjacent windows leading onto the garden and a luxury an en-suite with a large, glazed shower enclosure, enclosed WC and inset wash hand basin into a vanity unit with cupboards and drawers beneath, mirror and light above, inset ceiling spotlights, a chrome heated towel rail, fully tiled walls and flooring. Bedroom two is a double, with ample space for wardrobes, carpet flooring and a window to the front. The bathroom is luxuriously appointed with a double corner shower enclosure, waterfall and personal shower heads, a wood effect panelled bath with shower attachment and an enclosed WC and wash hand basin set into a wood effect vanity unit with cupboards beneath and a mirror over, an opaque glazed window, inset ceiling spotlights, chrome heated towel rail, part tiled walls and tiled flooring.

Outside

The property is situated on a large corner plot with a low-level brick wall retaining gravelled, paved and planted areas. A tarmac driveway provides substantial parking space for three vehicles and gives access to a double garage with power and lights and additional space to the side large enough to park a caravan. Gated side access leads to the landscaped, low maintenance south facing rear garden, mainly paved with Astroturf and gravelled areas, and a wooden shed.





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 doctor's surgery, dentists, chemist, popular public houses, local shopping, sporting and recreational facilities.

The village boasts a very good primary school at Fleckney C of E. There is also excellent secondary schooling both in the state and private sector. The Kibworth Mead Academy is found in the next village, and Leicester Grammar School is found slightly further away in Great Glen.

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. The M1 junction 20 can be reach in around 15 minutes.

Tenure: Freehold. **Conservation Area:** None

Local Authority: Harborough District Council, **Tax Band:** D

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

Broadband delivered to the property: Fibre, mobile 4G and 5G, 56 mbps

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: Single storey property. No accessibility modifications made.

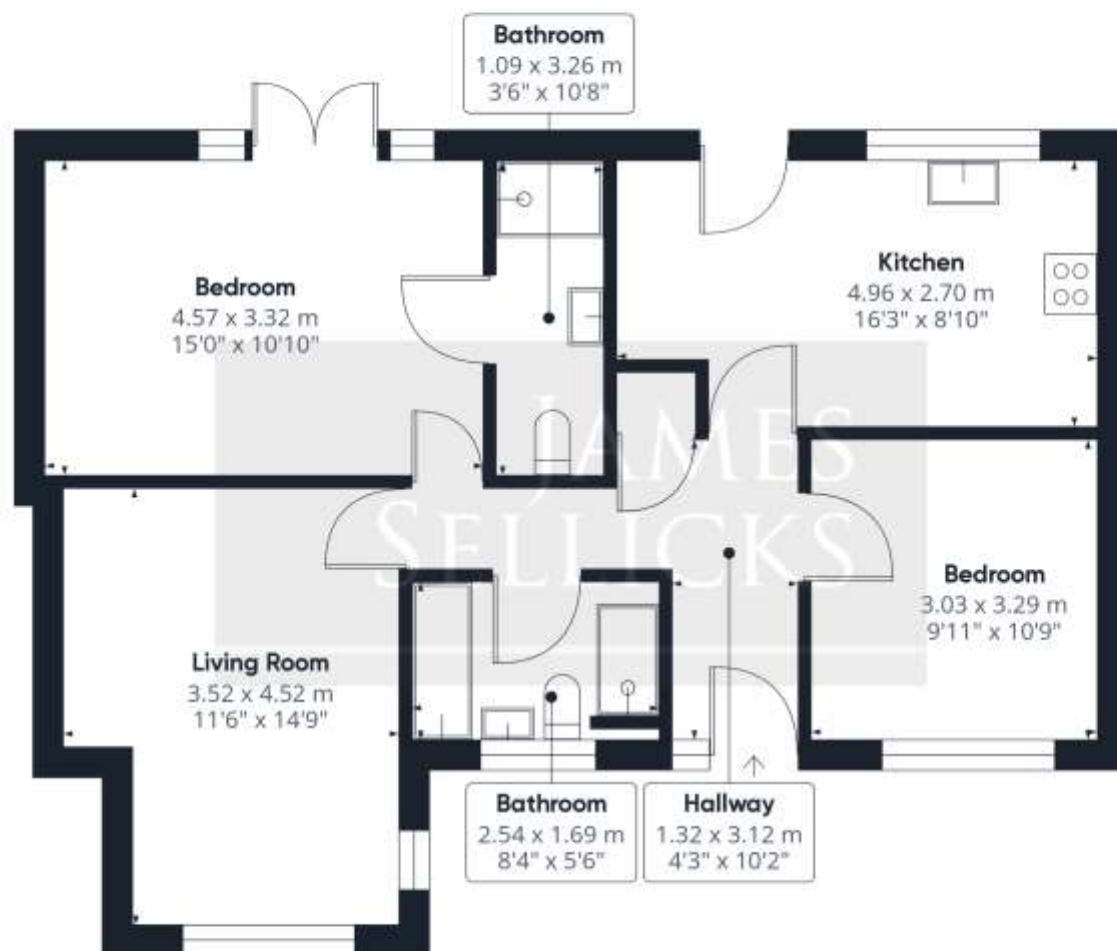
Planning issues: None which our clients are aware of.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 98 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor 1 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

96.89 m²
1042.91 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.

