

# Main Street

FLECKNEY, LEICESTERSHIRE

JAMES  
SELICKS





Situated on one of Fleckney's oldest roads, this delightful three-bedroom Victorian semi-detached cottage combines period character with modern comforts. Boasting approximately 1,088 sq ft of internal accommodation, this beautifully presented home is ideal for those seeking a characterful property in a thriving village setting.

Victorian semi-detached cottage • Three bedrooms • Open-plan reception/dining room with log burner • Beautifully fitted kitchen with oak worktops • Generous garden room • Character features throughout • Attractive rear garden • Pretty walled forecourt and Gothic-style arched window • Approx. 1,088 sq ft / 101 sq m •

#### Accommodation

The property is set behind a charming walled forecourt garden with a wrought iron gate and features an attractive Gothic-style arched window to the first floor, adding to its period appeal.

Entry is via a welcoming porch with front-facing window and a brace and latch door, leading into a cosy sitting room with exposed beam and a cast iron log burner set into the chimney breast with a wooden mantle above. This space opens into a dining area with exposed floorboards, creating an ideal open-plan living space.

Off the dining area a contemporary bathroom has a bath with shower over, tiled flooring, wash basin, WC, and a heated chrome towel rail.

To the rear is a stylish cream shaker-style kitchen fitted with solid oak worktops, a double oven, induction hob with extractor, and glazed display cabinets and a striking black and red period style tiled floor. A large garden room beyond the kitchen provides additional living space and enjoys delightful views over the private rear garden.

Upstairs, the property offers three well-proportioned bedrooms and an ensuite shower room to the principal bedroom comprising shower, WC and basin, tiled floor and heated towel rail.

This charming home offers a rare blend of period features and practical living space, all within walking distance of local amenities and countryside walks.

#### Outside

The rear garden is a true highlight; landscaped across multiple levels to provide zoned areas for entertaining and relaxation. A raised timber deck and paved terrace lead down to a central lawn with mature borders, framed by sleeper-edged beds, well-stocked planters, and brick walls. A further patio area to the rear is perfect for alfresco dining, with a timber shed providing useful storage and mature trees offering privacy and greenery.







#### 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 two doctors surgeries, two popular public houses, a dentist, local shopping including a co-op and post office, a coffee shop, hairdressers, barbers, and sporting and recreational facilities. It boasts an excellent primary school and nurseries, and first-rate secondary schooling both in the state and private sector in the neighbouring villages of Kibworth and 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.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed **Built:** circa 1810

**Conservation Area:** No **Tax Band:** A

**Services:** The property is offered to the market with all mains services and gas-fired central heating.

**Meters:** Electric and gas smart meters

**Broadband delivered to the property:** FTTC

**Loft:** Loft is boarded, insulated, with loft ladders and lighting

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes – Property can only be used as a residential dwelling

**Flooding issues in the last 5 years:** None

**Accessibility:** Two storey dwelling. No accessibility aids or modifications

**Planning issues:** None that our clients are aware of

**Satnav Information:** The property's postcode is LE8 8AN and house number 36







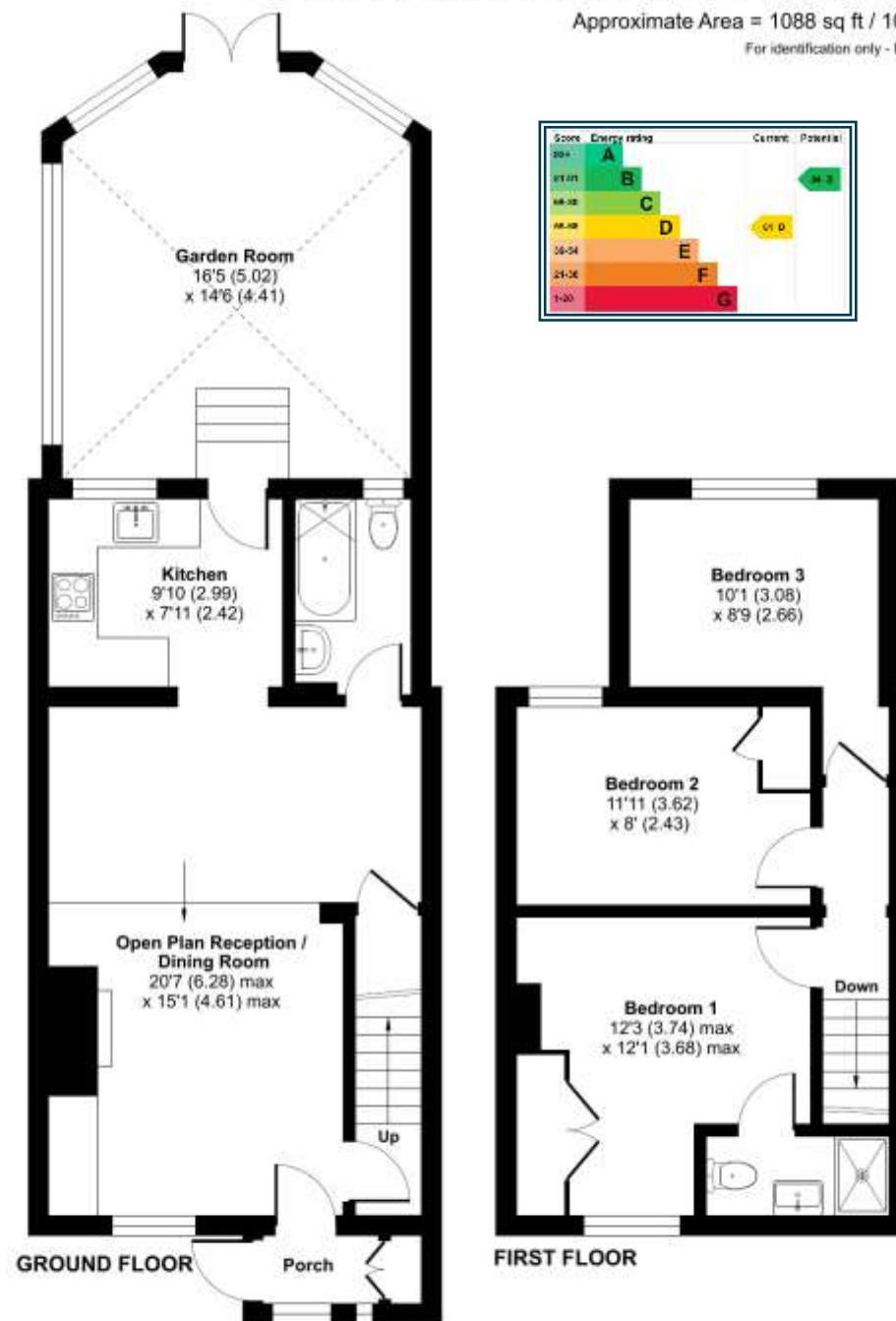




## Main Street, Fleckney, Leicestershire, LE8

Approximate Area = 1088 sq ft / 101 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Sellick Estate Agents. REF: 1282939 © nichicom 2025.



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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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