



JAMES
SELICKS

Gladstone Street

FLECKNEY, LEICESTERSHIRE LE8 8AH



Dating back to 1912, this superb double fronted Edwardian family home has been thoughtfully and sympathetically extended and renovated by our clients and boasts many fine period features to include ornate fireplaces and brace & latch doors and is situated in the ever-popular village of Fleckney.

Extended & renovated period home • Excellently presented throughout with retained period features • Sitting room • Snug/Playroom • Open plan breakfast kitchen • Superb family room • Shower room • Five bedrooms • Bathroom with roll top bath • Three summerhouses • Sauna • Off road parking • Excellent village amenities •

Accommodation

This fine Edwardian family home is entered into an entrance hall with stairs rising to the first floor ahead. To the right is the sitting room boasting a beautiful cast iron fireplace with tiled hearth and an ornate black surround. A window to the front elevation has plantation shutters, a door to the rear provides access to the open plan kitchen and the room is beautifully finished with engineered oak flooring. To the left off the hall is the snug/playroom, which also boasts an original fireplace and a window to the front with plantation shutters.

The open plan kitchen offers an excellent range of cream eye and base level units, tall boy units and drawers under granite worktops with upstands. In the chimney recess is space for a range style gas cooker. The sink and drainer have been positioned under two windows which provide views over the rear garden. Integrated appliances include a dishwasher and a fridge freezer. There is space and plumbing for a washing machine and a tumble dryer. A breakfast bar has further cupboards beneath and offers space for two bar stools. There is an ornate cast iron fireplace with a tiled hearth and wooden mantle. There is travertine flooring, ceiling spotlights and a door gives access to a rear lobby with door to the front and access to a WC with low flush WC and wash hand basin.

Bifold doors from the living kitchen provide access to the superb family room, which is spacious and light by virtue of French doors with full height windows either side which provide views and access to the rear garden. Off the family room is a shower room with a shower enclosure, wash hand basin and low flush WC.

The first-floor accommodation comprises five immaculately presented bedrooms, the master with feature fireplace, fitted wardrobe and plantation shutters. The second bedroom also has a feature fireplace, wooden flooring and plantation shutters on the window overlooking the front. The third bedroom has views over the rear garden. The family bathroom is a spacious room with a gorgeous free standing roll top and claw footed bath with freestanding tap and shower attachment over, large shower enclosure, pedestal wash hand basin and a low flush WC. The walls are fully tiled, and the flooring is high quality Amtico. To the rear of the property are bedrooms four and five, both with windows to the rear elevation.

Outside

To the front of the property is a pretty picket fence with pedestrian gate, beyond which is a path leading to the front door with hard landscaped areas either side. To the side is a block paved driveway providing off road parking for two/three vehicles and a step up which leads to a door to the rear lobby. A gate provides access to the good-sized rear garden. There is a gravelled and paved hard landscaped area providing ample entertaining space. To the rear is a raised lawned area with a mature tree. To the right-hand side of the garden is an array of summerhouses/outbuildings providing ample storage space, and an office to work from home if required. There is also a separate sauna, and an undercover hot tub beneath a wooden pergola.





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.

Schooling

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.

Communications

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 reached in around 15 minutes.

Directional Note

Proceed out of Market Harborough in a northerly direction taking the A6 towards Leicester. Upon entering the village of Kibworth take the first left on to New Road. Proceed through Kibworth, exiting the village on Fleckney Road. Follow the sign posting for Fleckney. Upon entering the village of Fleckney proceed along Saddington Road finally taking the left hand turn on to Gladstone Street where the property may be found on the right.

Satnav Information

The property's postcode is LE8 8AH, house number 1, and house name Willow Cottage.









Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Not in a Conservation Area

Tax Band: D

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

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: None

Flooding issues in the last 5 years: None

Accessibility: No accessibility modifications

Cladding: None

Planning issues: None which our clients are aware



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024
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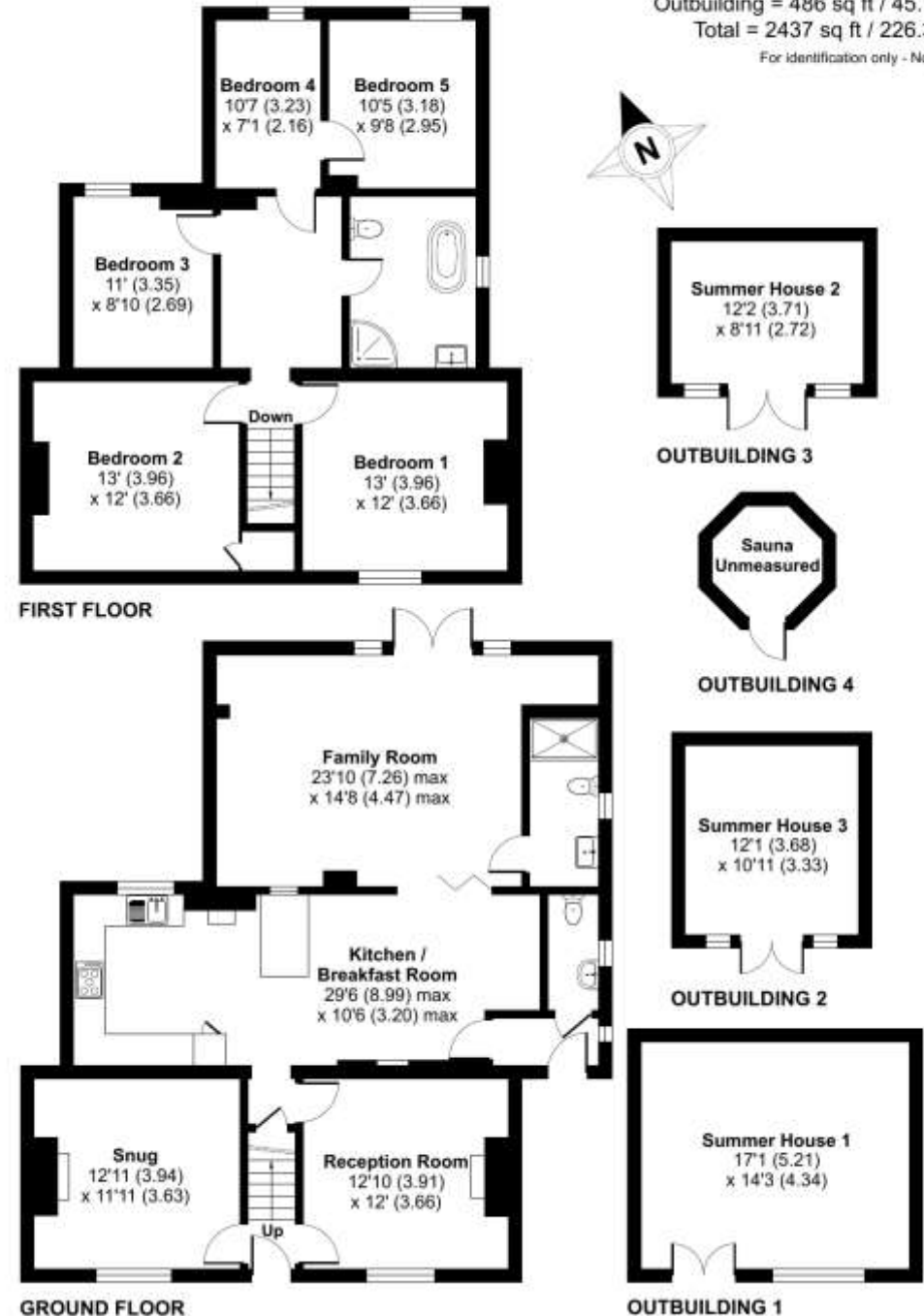
Gladstone Street, Fleckney, LE8

Approximate Area = 1951 sq ft / 181.2 sq m (excludes sauna)

Outbuilding = 486 sq ft / 45.1 sq m

Total = 2437 sq ft / 226.3 sq m

For identification only - Not to scale



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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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