



JAMES
SELICKS

Garner Way

FLECKNEY, LEICESTERSHIRE

Whether you're seeking extra space for a growing family or planning to downsize, this stylish three-storey semi-detached home in the highly sought-after village of Fleckney may be just what you've been searching for.

Built in 2020 as part of the award-winning David Wilson development Fleckney Fields, the property offers three generous double bedrooms, an open-plan dining kitchen, an ensuite shower room, and a modern family bathroom. Outside is a beautifully landscaped south-facing rear garden.

Ideally located within walking distance of the village's highly regarded primary school, this modern home blends comfort, convenience, and contemporary living.

Modern three storey semi-detached home • Three double bedrooms with fitted wardrobes • Sitting Room with bay window • Ensuite shower and family bathroom • Open plan dining kitchen • Study area to landing • Landscaped south-facing rear garden • Off-road parking • Highly sought after south Leicestershire village •

Accommodation

Upon entering, you're welcomed by a bright and inviting hallway, where a stylish guest cloakroom with a contemporary suite is conveniently positioned ahead. The sitting room exudes warmth and space, enhanced by an abundance of natural light streaming through the large bay window at the front. A useful under-stairs storage cupboard is neatly tucked away in the corner, offering practical everyday convenience.

Beyond the sitting room lies an inner hallway, where stairs rise to the first floor on your left. At the rear of the home, the spacious open-plan kitchen and dining area spans the full width of the property. Thoughtfully designed for modern living, it features an extensive range of sleek wall and base units, generous worktop space, and integrated Zanussi appliances, including a double oven, gas hob with extractor, fridge/freezer, and dishwasher. Double patio doors from the dining area open onto a beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the first-floor landing, complete with built-in airing cupboard, leads to two well-proportioned double bedrooms, both benefitting from fitted wardrobes. The family bathroom is finished in a contemporary white suite comprising a bath with shower over, WC, and wash hand basin. A further landing area beyond, ideal for use as a study nook, provides access to the second floor.

The top floor is dedicated to an impressive principal bedroom suite. This spacious retreat features a vaulted ceiling, with two rear-facing skylights and a front dormer window that together flood the room with natural light. Fitted wardrobes offer ample storage, while the ensuite is appointed with a walk-in shower, WC, and wash hand basin.

Outside

Externally, a hardstanding driveway to the side provides off-road parking for two vehicles, with gated access leading to the rear garden. Thoughtfully landscaped, the south-facing garden offers a generous paved patio terrace ideal for outdoor dining and entertaining, a lawn bordered by well-stocked planting beds, and a further dining terrace beneath a charming pergola is perfect for relaxing evenings.

Communal Open Areas of the Development

There is an estate management company (Fleckney Fields (Fleckney) Management Company Limited) which looks after the maintenance of the communal open areas of the development, such as the grass cutting, looking after the balancing pond and the maintenance of the children's play park. The annual payment for March '25 to March '26 is £140 and is payable to Trustgreen Limited, which is reviewed annually.





Location

Fleckney is a highly regarded rural village nestled in the picturesque south Leicestershire countryside, approximately nine miles from Leicester city centre and ten miles north-west of Market Harborough. Popular with families, the village boasts an excellent primary school, with well-regarded secondary education available in the neighbouring village of Kibworth. For those seeking independent options, prestigious private schools can be found nearby in Great Glen.

The village offers a wide array of local amenities, including a Co-Op, post office, hairdressers, café, dental surgery, nursery, and two welcoming public houses. Fleckney is also home to three churches and a variety of sporting facilities, making it a vibrant and well-connected community, ideal for family life.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** D **Conservation Area:** No

Listed Status: Not Listed **Built:** 2020 (Remaining NHBC available until 2030)

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

Meters: Water meter **Loft:** Boarded & insulated

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Accommodation over three floors. No accessibility modifications made to the property

Planning issues: None which our clients are aware of

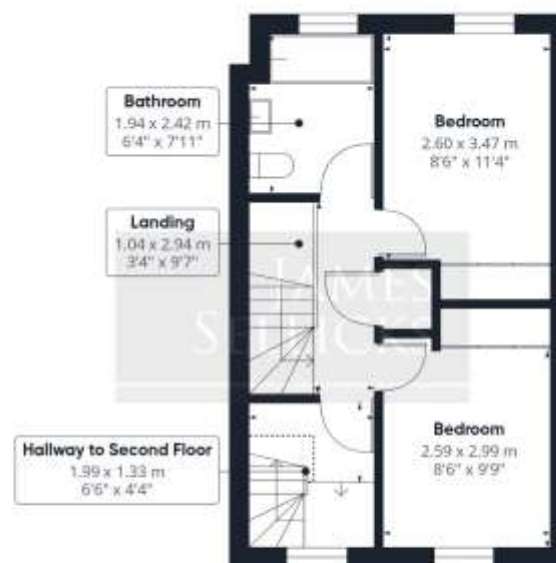
Satnav Information: The property's postcode is LE8 8EJ, and house number 68.







Floor 1



Floor 2



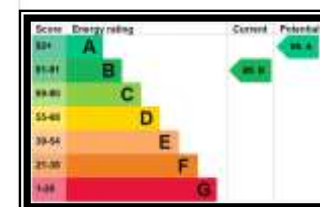
Floor 3

Approximate total area⁽¹⁾

96.3 m²
1037 ft²

Reduced headroom

2.7 m²
29 ft²



(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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