

JAMES
SELICKS

GARNER WAY
FLECKNEY, LEICESTERSHIRE
GUIDE PRICE £430,000



Nestled on the outskirts of this picturesque village, a beautifully presented four bedroom home built in 2019 by David Wilson. Meticulously styled by its current owners, the property offers a harmonious blend of modern design and practical living.

Entrance hall • cloakroom • sitting room • open plan dining kitchen • utility room • master bedroom • en-suite • three further bedrooms • bathroom • driveway • easily maintained gardens • converted single garage • EPC - B

Location

Fleckney is a highly regarded rural village surrounded by countryside, yet just 9/10 miles from the city centre and Market Harborough. Popular with families, the village offers a wide array of amenities including a Co-op, post office, salon, café, nursery, two public houses and an excellent primary school with well-regarded secondary education in neighbouring Kibworth. For those seeking independent options, private schools can be found nearby in Great Glen.

Accommodation

A bright and spacious entrance hall welcomes you and houses a handy cloaks cupboard, the staircase to the first floor and a convenient ground floor cloakroom. The large yet cosy sitting room is filled with natural light from the large bay and two further windows. A utility room provides storage space and plumbing for an automatic washing machine.

The heart of the home is the stunning, contemporary open-plan dining kitchen, with high quality wood laminate flooring, it features an excellent range of sleek, soft grey eye and base level units and drawers with ample preparation surfaces and high-quality integrated appliances including an Electrolux double oven and a five-ring gas hob with stainless steel extractor. A central island unit housing the ceramic sink and mixer tap, provides further cabinet, preparation and breakfast bar space, beyond which is a lovely bright space for a dining table with a window and bi-fold doors leading onto the garden.

To the first floor a landing with a window to the rear houses the airing cupboard. The superb master suite boasts dual aspect windows, an extensive range of built-in wardrobes and a stylish en-suite. Double bedroom two has a window to the front and built-in wardrobes. Bedroom three is also a double with a window to the side. The accommodation is completed by bedroom four and a family bathroom fitted with a smart, modern white suite with part tiled walls and a shower over the bath.

Outside

The property benefits from easily maintained gardens featuring patio areas and a neat Astroturf lawn, perfect for relaxing or entertaining. The driveway offers ample parking and is complemented by a slate-chipped area. One of the standout features of this home is the converted single garage, now a versatile space ideal as a home gym or office, complete with power and electric wall heaters.

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

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

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

Broadband delivered to the property: Full fibre, 900mbps.

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 property. No specific accessibility modifications made.

Planning issues: None our Clients are aware of.

Please Note: There is a service charge of £155 per year to TrustGreen Management, who manage the shared areas on the development.

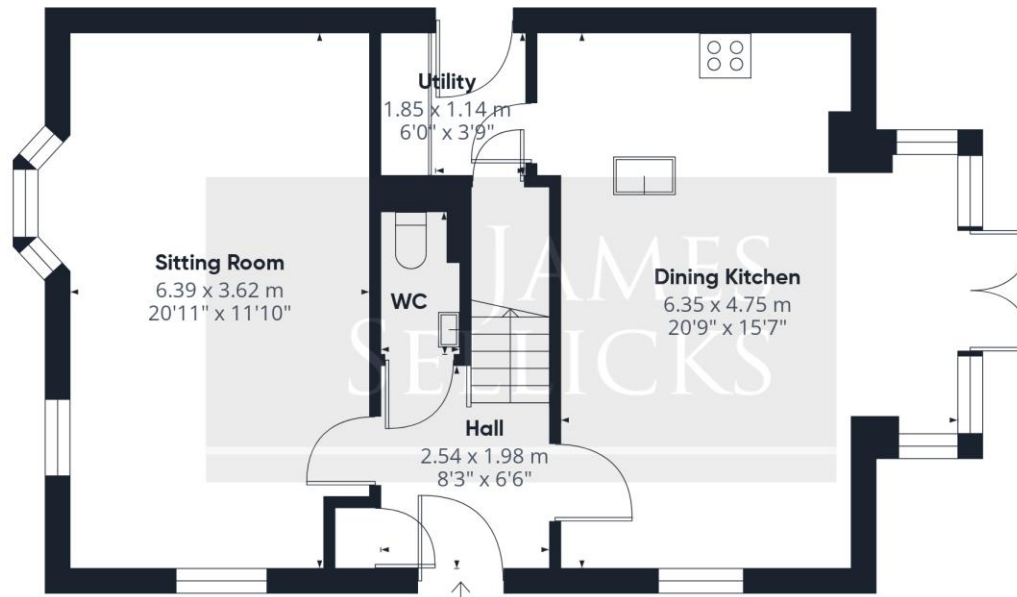
Satnav Information: The property's postcode is LE8 8EJ, and house number 76.



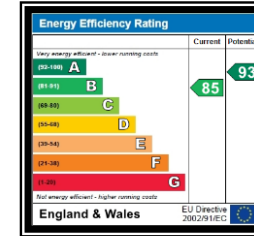








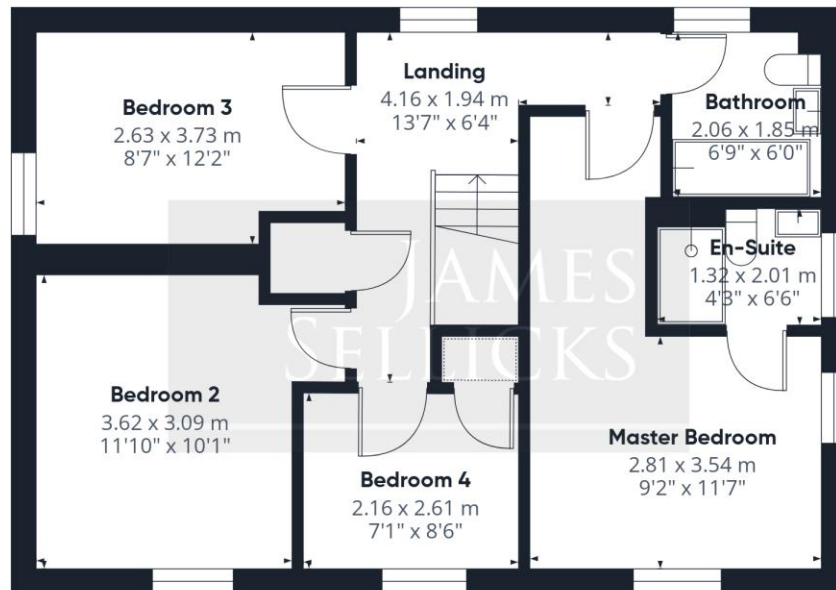
Floor 1 Building 1



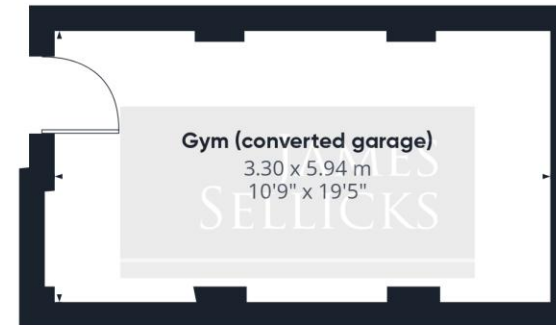
Approximate total area⁽¹⁾

138 m²

1486 ft²



Floor 2 Building 1



Floor 1 Building 2

(1) Excluding balconies and terraces

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.

