

# JAMES SELICKS

DRIBDALE

FLECKNEY  
LEICESTERSHIRE

GUIDE PRICE £225,000





An attractive semi detached bungalow located on a quiet cul-de-sac located in the thriving village of Fleckney. The property has been recently refurbished to include decoration, re-wiring, a recirculating air filter, new central heating boiler and radiators and full attic insulation.

Entrance hall • sitting room • breakfast kitchen • two bedrooms • shower room • easily maintained gardens • driveway • garage • no chain involved • EPC - E

### Location

Fleckney is a well regarded rural south Leicestershire village lying approximately nine miles from Leicester city centre and ten miles north west of Market Harborough. A wide range of amenities are found within the village including a supermarket, post office, hair salon, café, dentists, three churches and two public houses.

### Accommodation

The property is entered through a double glazed front door into a welcoming hallway with wooden laminate flooring and access to a useful store and meter cupboard. From here, the accommodation flows into a bright and comfortable sitting room, featuring a uPVC double glazed window to the front and an electric feature fireplace with surround.

The breakfast kitchen offers a good range of eye and base level units and drawers with laminate preparation surfaces and a single bowl composite sink and drainer unit. Integrated appliances include a high level double oven and an induction hob with extractor above and there is space for a fridge freezer and washing machine. A uPVC double glazed window to the front brings in plenty of natural light, complementing the wooden laminate flooring.

Both bedrooms are positioned to the rear of the property. The master bedroom is generously sized, with a uPVC double glazed window that overlooks the spacious rear garden, whilst bedroom two has uPVC double glazed French doors opening directly onto the garden. The bathroom is fitted with a corner spa style shower enclosure, a low flush WC and a wash hand basin set on a wall mounted vanity unit. A high level double glazed window provides natural ventilation, and the room is finished with wall tiling and vinyl flooring.

### Outside

The property is located on a generous corner plot. To the front is a low maintenance garden, mainly laid to lawn with an outside tap and light. A block paved driveway provides off road parking and access to the garage which benefits from power, lighting, an up and over door and a pedestrian side door. A secure side gate leads to the fully enclosed rear garden, which is attractively laid with decorative slate shingle for easy upkeep.

**Tenure:** Freehold.

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

**Construction :** Believed to be standard.

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

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

**Broadband delivered to the property:** Fibre, speed unknown.

**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:** Lateral living, no specific accessibility modifications made.

**Planning issues:** None our Clients are aware of.









Market Harborough Office  
13 Church Street  
Market Harborough  
LE16 7AA  
01858 410008  
mh@jamesseilicks.com

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

jamesseilicks.com



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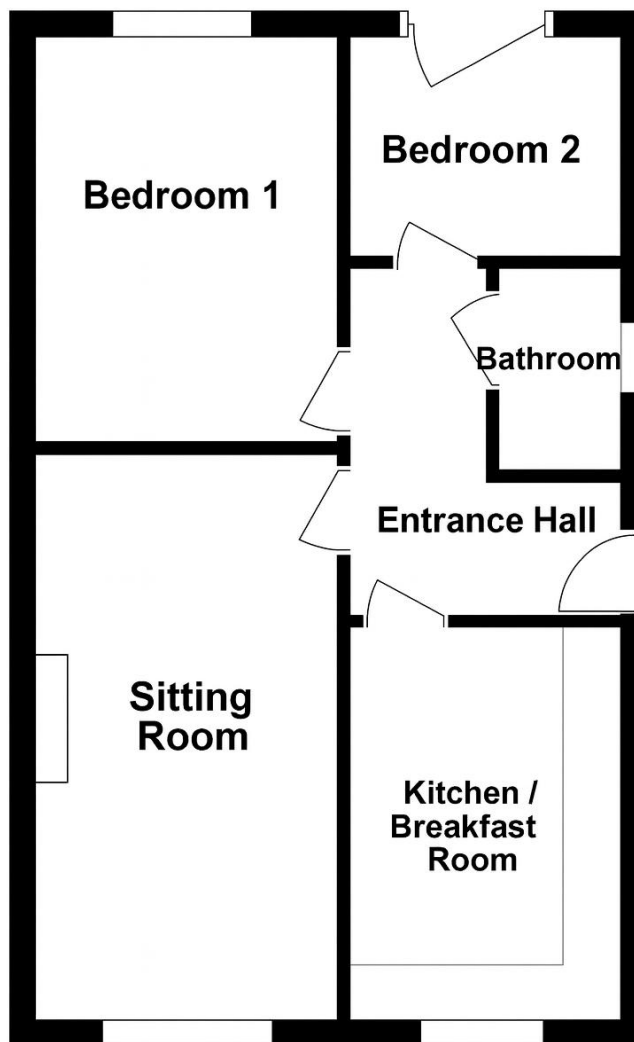
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**Measures and Other Information**

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.



**10 Dribdale, Fleckney, Leicestershire LE8 8TQ**

**Total Approximate Gross Internal Floor Area  
606.5 SQ FT / 56.3 SQ M**

Measurements are approximate. Not to scale.  
For illustrative purposes only.

