

Aston & Co

ESTATE & LETTING AGENTS



16B Main Street

, Fleckney, LE8 8AN

£325,000



Detached family home in the old part of this delightful South Leicestershire village overlooking the church & convenient for schools and amenities. Easy access to Leicester and Mkt Harborough. Excellent Road & Rail links

- DETACHED FAMILY HOME
- LOUNGE/DINING ROOM
- BREAKFAST KITCHEN
- CONSERVATORY AND OFFICE/FAMILY ROOM
- 3 BEDROOMS AND FAMILY SHOWER ROOM
- LANDSCAPED GARDEN
- GARAGE AND PARKING
- COUNCIL TAX BAND C
- EPC RATING D
- Available Broadband - standard - superfast . See ofcom broadband checker



INTRODUCTION

Presented to the market with no upward chain and enjoying an enviable non estate position overlooking St. Nicholas Church in one of the more favoured locations in the highly desirable South Leicestershire village of Fleckney, 16b Main street is a charming, flexibly designed 3 bedroom detached family home with parking for 2 vehicles and an integral single garage.

Benefiting from gas central heating and uPVC double glazing this lovely family home is located conveniently for the village centre and all of its amenities including a Primary School boasting an overall Good in the last ofsted report, shops including a post office, public houses and take-aways.

Situated approx. 9 miles South of Leicester city centre, and approx. 9 miles north of Market Harborough, the village has excellent road and rail links with Market Harborough railway station being less than 1 hour from London St. Pancras.

Sitting on a private and pleasantly landscaped plot, the house is entered through a uPVC front door and briefly comprises: An entrance hall leading into an inner reception hall with stairs rising to the first floor, a guest wc, and doors into the garage and the lounge/diner.

There is a fitted kitchen, a spacious lounge diner, a uPVC conservatory and an office/snug/family room. Upstairs there are 3 well-proportioned bedrooms and a re-fitted family shower room.

THE ACCOMMODATION

Sitting behind a gravelled driveway with parking for 2 cars this lovely, well presented family home known as "Church View" is entered through a uPVC front door into the entrance hall with a bow window to the front and doors into the inner hall and the kitchen. The spacious kitchen with ample space for a family breakfast table has been fitted with a range of base and wall units with space and plumbing for washing machine, dryer and a dishwasher, and including fitted double oven with electric hob. A large window overlooks the front garden with views of St. Nicholas Church beyond.

The inner hall has a door into the garage, a ground floor wc, a door into the lounge/dining room and stairs rising to the first floor with a storage cupboard under.

The lounge/dining room is a very spacious room measuring approx. 22ft long and having a dining area with a door into the kitchen and a window overlooking the rear garden. The lounge area has a brick chimney breast with a flame effect fire in a feature surround. A window and a glazed door provides access into the conservatory and views of the garden beyond.

The double glazed conservatory with power and heating is a much used addition to the property providing views of the garden and access onto the patio through a French door to the side.

A door leads off the conservatory into a family room/snug/work from home space with a window overlooking the garden.

Upstairs off the landing, the master bedroom is a spacious room overlooking the rear garden, with a run of fitted wardrobes. Bedroom 2, a slightly smaller double room also overlooks the rear garden whilst bedroom 3 is a generously sized single room with a window overlooking the front.

The re-fitted family shower room has a modern vanity unit with a toilet and sink, and a walk-in curved glass shower enclosure completes the first floor accommodation.

OUTSIDE

The outside space is a very pleasant feature of the property with the gravelled frontage providing standing for 2 cars and access to the single garage.

Pedestrian walk-ways to both sides leads to the rear garden.

The private, south facing rear garden has been professionally landscaped having a terraced patio area with a timber storage shed, raised flower bed and a well-maintained lawn.

THE AREA

Fleckney is a charming South Leicestershire village with a duck pond in the centre, in the Harborough district of the county lying approx. 9 miles south of Leicester city centre, 9 miles north of Market Harborough and only 2.5 miles west of the A6 which runs between the two. Surrounded by some of Leicestershire's most beautiful countryside, Fleckney has a C of E primary school with a good ofsted report, secondary schools in nearby Oadby and Kibworth and The Leicester Grammar School in the neighbouring village of Great Glen.

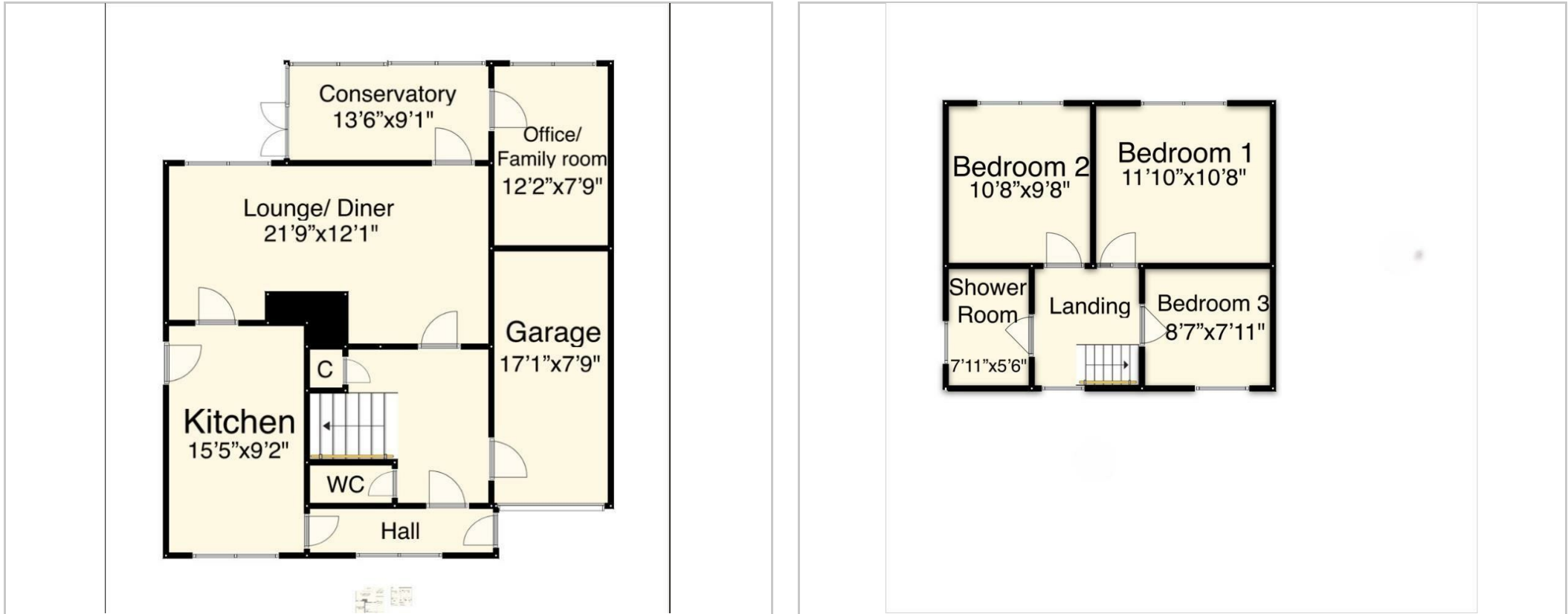
The village enjoys amenities including 2 public houses, cafes and take-aways, a co-op and a premier convenience store, a news agent, village hall and a library with more day to day amenities in Kibworth, The Borough of Oadby and Wigston and Market Harborough.

There has been a recent program of electrification and line straightening of the railway lines in the area allowing travel from Market Harborough to London St. Pancras in less than 1 hour.

Fleckney has over the years become very popular with local buyers as well as those from further afield.



Floor Plans



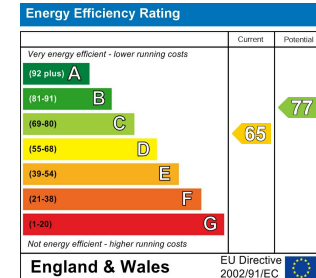
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
 Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

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