



Kilby Road, Fleckney, Leicester, LE8

Leicester

Guide Price
£205,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

****OFFERED FOR SALE WITH NO CHAIN**** Weldon Homes are delighted to present this beautifully maintained mid-terrace property, perfectly situated in the ever-popular village of Fleckney. Offering modern comforts throughout, this inviting home is an excellent opportunity for first-time buyers or investors seeking a ready-to-move-in property.

The accommodation includes a welcoming entrance porch, two versatile reception rooms, and a contemporary fitted kitchen that boasts sleek cabinetry, ample storage, and modern appliances, making it both stylish and practical for everyday cooking. Adjacent to the kitchen is a handy pantry/utility space, ideal for additional storage or potential conversion to suit your needs.

Upstairs, you will find two generously sized double bedrooms and a family bathroom. The rear bedroom benefits from direct access to the bathroom and could easily be partitioned off to provide independent access if desired—ideal for flexible living arrangements.

Outside, the property features a small front garden and a generous rear garden that truly sets this home apart. Boasting stunning, uninterrupted views over open fields, the rear garden provides a peaceful and private setting—perfect for relaxing, entertaining, or simply enjoying the beautiful countryside outlook.

Entrance Porch - A welcoming entrance providing access to the first reception room, setting the tone for the property's warm and homely feel.

Reception Room One – 13'7" into bay x 11'4" - A bright and inviting living space featuring a large double-glazed window to the front elevation that floods the room with natural light. Ideal for cosy evenings or entertaining guests, this room also benefits from a meter cupboard, fitted storage, and a radiator.

Reception Room Two – 15'5" narrowing to 12'2" x 11'3" - A versatile second reception room, perfect as a dining space, family room, or home office. The rear-facing double-glazed window offers garden views, while stairs to the first floor are neatly positioned to the side. A generous size and neutral décor make it a highly adaptable space.

Fitted Kitchen – 10' x 5'10" - A modern and practical kitchen with a double-glazed door and window to the side, allowing plenty of natural light. Comprising a range of wall and base units with worktops, a stainless steel sink and drainer, built-in electric oven and hob with stainless steel chimney hood, and plumbing for a washing machine. Finished with vinyl flooring and a radiator, it provides direct access to the rear garden for convenience.

Utility / Pantry – 5'8" x 3'9" - A versatile ground floor space that could serve as a cloakroom, pantry, or compact utility area

Bedroom One – 11'3" x 11'3" - A comfortable and well-proportioned double bedroom with a front-facing double-glazed window, built-in storage over stairs and radiator. The room offers plenty of space for additional furnishings and benefits from a bright, airy feel.



Bedroom Two – 12'2" x 11'3" - A spacious double bedroom overlooking the rear garden with open field views, featuring a radiator for added comfort. This room benefits from direct access to the bathroom and offers the flexibility to be easily partitioned off, creating independent access if desired.

Family Bathroom – 10' x 6' - Featuring a bath with mixer tap shower attachment, low-level WC, and pedestal wash hand basin. The double-glazed window to the rear provides natural light, while the extractor fan, wood-effect flooring, and radiator complete the space.

Front Garden - A small, low-maintenance front garden providing excellent kerb appeal.

Rear Garden - A generous rear garden laid to lawn, an outside tap, and stunning open field views. The perfect outdoor retreat for relaxing, gardening, or entertaining.

Location

Fleckney offers a wonderful blend of rural charm and everyday convenience, with local shops, a Co-op, popular pubs, and well-regarded schools nearby – including Leicester Grammar School. Excellent transport links put both Leicester and Market Harborough within easy reach, with rail connections to London in just over an hour. Local attractions such as Wistow Maze are also on the doorstep, adding to the appeal of this welcoming community.

Measurements

Reception Room One: 4.14m x 3.45m (13'7" x 11'4")

Reception Room Two: 4.70m x 3.43m (15'5" x 11'3")

Fitted Kitchen: 3.05m x 1.78m (10' x 5'10")

Utility / Pantry: 1.73m x 1.14m (5'8" x 3'9")

Bedroom One: 3.43m x 3.43m (11'3" x 11'3")

Bedroom Two: 3.71m x 3.43m (12'2" x 11'3")

Family Bathroom: 3.05m x 1.83m (10' x 6')



Additional Information

We understand the property to be freehold with vacant possession upon completion. Harborough District Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

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