

## 11 Mosswithy, Fleckney, LE8 8BW



### Offers Over £260,000

An immaculate, spacious, light and airy three bedroom semi-detached home located on a pleasant cul-de-sac in Fleckney village. The village offers a good variety of local amenities and is positioned well for the commuter to Market Harborough town, Leicester City and the M1 motorway network.

The property itself is in extremely nice order and briefly comprises entrance hall, lounge opening through to kitchen/diner, three bedrooms and shower room. Outside the property occupies a good sized plot with a large frontage providing off road parking for multiple vehicles, a rear garden and single garage.

The property is being offered through Adams & Jones estate agents with no upwards sale chain.



Entrance Hallway 5'2" x 4'7" plus stairs (1.57m x 1.40m plus stairs)



UPVC double-glazed front entrance door with sidelight. Radiator.

Lounge 16'0" x 12'2" (4.88m x 3.71m)



UPVC double-glazed window to front. Radiator. Opening through to kitchen/diner.



Kitchen/Diner 19'1" x 10'6" (5.82m x 3.20m)



UPVC double-glazed window to rear. UPVC double-glazed sliding patio doors to rear. Opaque UPVC double-glazed side entrance door. Fitted range of wall and floor mounted units with work tops over and kitchen sink. Electric oven. Gas hob. Space for fridge/freezer. Space and plumbing for washing machine (free standing appliance can stay upon request).



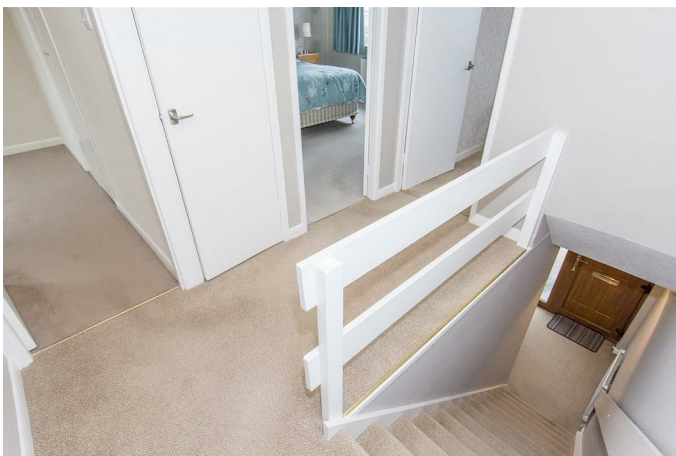
Bedroom One 12'0" x 11'8" (3.66m x 3.56m)



UPVC double-glazed window to front. Built in wardrobe. Radiator.



Landing 9'1" x 7'0" (2.77m x 2.13m)



UPVC double-glazed window to side. Cupboard housing Worcester gas fired central heating boiler.



Bedroom Two 11'2" x 8'6" (3.40m x 2.59m)



UPVC double-glazed window to rear. Built in wardrobe. Radiator.



Bedroom Three 8'1" x 7'0" (2.46m x 2.13m)



UPVC double-glazed window to front. Radiator.

Shower Room 7'6" x 5'5" (2.29m x 1.65m)



Opaque UPVC double-glazed windows to side and rear aspects. Three piece white suite comprising: WC, wash hand basin and shower cubicle. Tiled splash backs. Tiled floor. Radiator.



Rear Garden



Mainly laid to lawn with paved patio area. Gravelled borders. Greenhouse.



Rear Aspect



Front

Formed driveway and gravelled frontage providing off road parking for multiple vehicles leading to garage at the side.

Garage

Single with up and over vehicle access door and UPVC double glazed side entrance door into rear garden.



Floor Plan

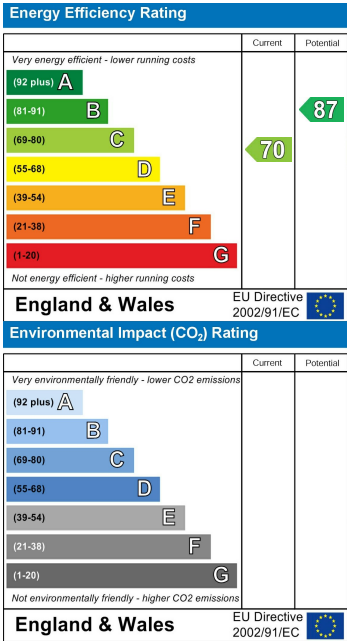


Total area: approx. 95.0 sq. metres (1022.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise