



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Pells Close, Fleckney

£310,000

4 1 2



“Room To Grow”

Neatly tucked away at in the corner of a cul-de-sac in the popular village of Fleckney, this impressive and extended detached residence offers room to grow with its generous proportions throughout, four double bedrooms with one on the ground floor and three on the first floor, a spacious rear garden and off-road parking!

Sought after residential location situated in Fleckney, within walking distance of the local amenities including the neighbouring green, shops, schools and church. The property is also within close driving distance of Market Harborough and Leicester.

Stylish entrance hall boasting laminate flooring, a timber staircase flowing up to the first-floor landing with a contrasting banister, and access to the guest WC with a two-piece suite.

Second reception room currently utilised as a fantastic office space with a separate utility room and the fourth bedroom to the front elevation. The space offers the opportunity to create annex-style living if required, with the utility area changed to an en suite bathroom with its own rear door (subject to relevant consents).

Impressively spacious living room benefiting from brand new carpets and an opening through into the dining area with sliding patio doors opening out to the rear garden.

Kitchen comprising laminate flooring, eye and base level fitted units, square edged work surfaces, a stainless steel one and a half bowl sink, an AEG integrated electric cooker with a four-ring gas hob, space for a fridge/freezer and dishwasher, and a door leads out to the side of the property.

First floor landing with access to the attic via a hatch, the airing cupboard and an over stair storage cupboard.

Three bedrooms, all of which benefit from being double in size with a neutral decor and new carpets.

Family bathroom comprising vinyl flooring, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with an electric shower over.

The property benefits from a neat and low maintenance frontage comprising a block paved driveway providing off road parking for two cars and timber gated side access to the rear garden. The rear garden retains a relatively private feel with large trees to the left-hand side, and a spacious patio leads from the rear doors offering the ideal space to sit out and entertain with friends and family. A metal shed provides additional storage and a spacious lawn area with a pond at the rear offers a touch of greenery.





- Living Room - 5.46m x 3.51m (17'11" x 11'6")
- Dining Room - 2.84m x 3.66m (9'4" x 12'0")
- Kitchen - 3.15m x 2.59m (10'4" x 8'6")
- Reception Room - 5.03m x 2.46m (16'6" x 8'1")
- Bedroom Four - 3.05m x 4.14m (10'0" x 13'7")
- Utility - 3.2m x 1.42m (10'6" x 4'8")
- Main Bedroom - 3.66m x 3.45m (12'0" x 11'4")
- Bedroom Two - 3.63m x 3.45m (11'11" x 11'4")
- Bedroom Three - 2.67m x 2.34m (8'9" x 7'8")
- Bathroom - 3.05m x 1.68m (10'0" x 5'6") max



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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