



9 Saddington Road, Fleckney

Offers Over **£230,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



9 Saddington Road

Fleckney, Leicestershire

Council Tax band: TBD

Tenure: Freehold

- Recently Refurbished And Extended Period Semi Detached Home
- Snug
- Living Kitchen With Built In Appliances and Views Over The Garden
- Two First Floor Bedrooms
- Shower Room Fitted With New Suite
- Car Standing For Two Cars
- Front Gated Garden & Manageable Rear Garden
- No Chain
- Please note - images have been virtually dressed to show potential

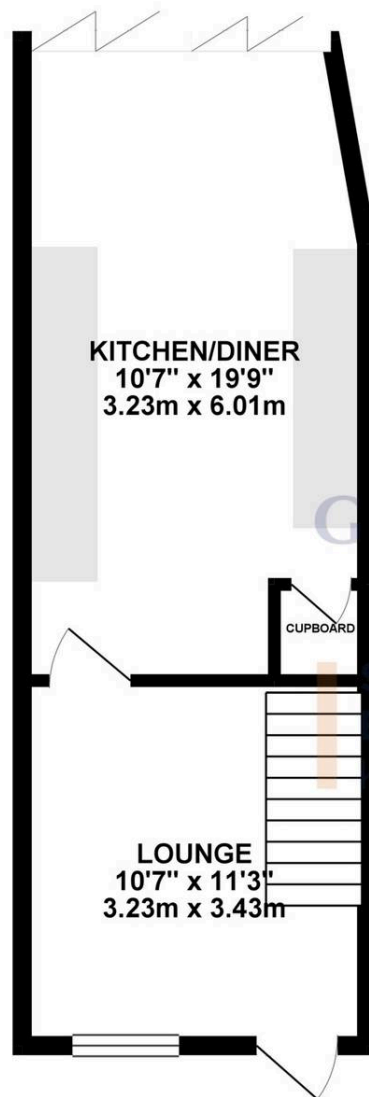




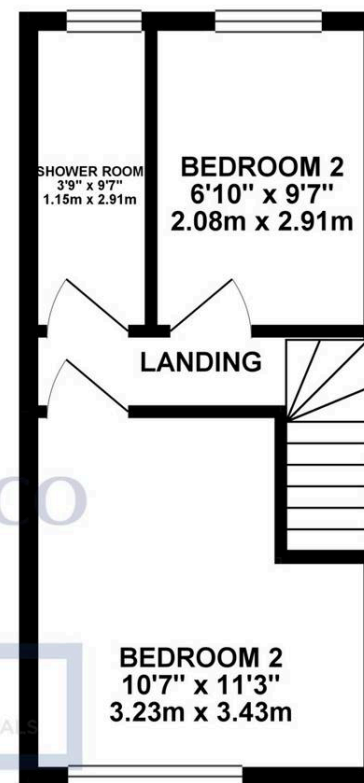




GROUND FLOOR 324.88 sq. ft.
(30.18 sq. m.)



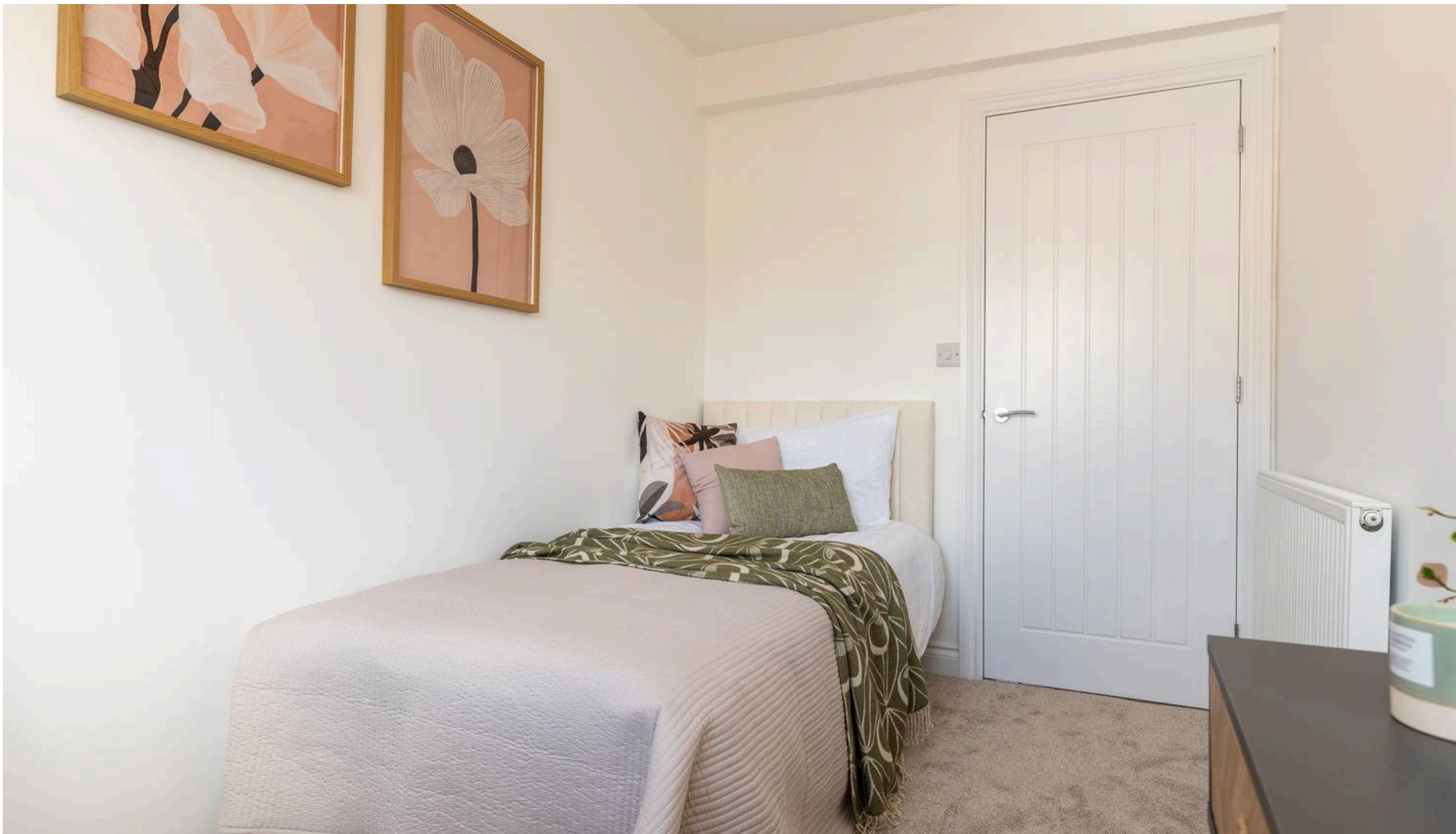
1ST FLOOR 246.80 sq. ft.
(22.93 sq. m.)



TOTAL FLOOR AREA : 571.68 sq. ft. (53.11 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Andrew Granger & Co (Part of Sheldon Bosley Knight)

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.