

15 Western Avenue  
Fleckney  
Leicester  
LE8 8BS

£270,000

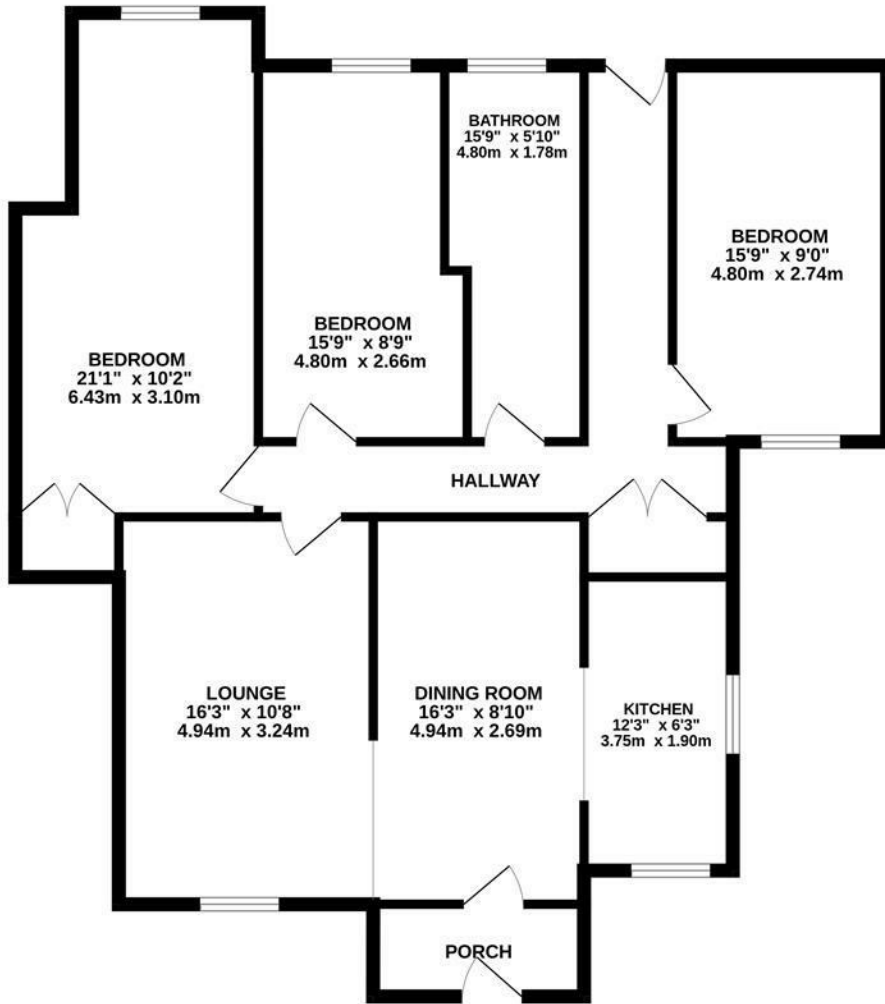


OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
1124 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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## AT A GLANCE...



Open plan reception area  
incorporating the living room, dining  
room and kitchen



Modern fitted kitchen



Three double bedrooms



Spacious family bathroom with a  
three piece suite



Lawned rear garden with paved  
patio area



Off road parking for 2-3 cars



## WHAT'S GREAT?

This superb and heavily extended bungalow boasts a spacious layout with a modern open plan design and three double bedrooms. Situated in a popular area of Fleckney the property offers easy access to many local amenities and also provides good transport links.

The generously sized accommodation briefly comprises an entrance porch leading to the dining area with an open plan design leading to the modern fitted kitchen along with a well proportioned living room with an abundance of natural light. The three bedrooms are all double in size and the family bathroom has also been extended and provides a three piece suite.

Outside the property features a neat frontage with a driveway providing off road parking for 2-3 cars and a generously sized rear garden predominantly laid to lawn with paved patio area and fully enclosed.

This is a fantastic property offering level living at its best and viewings are advised.

...expect excellence



# SELLER'S SECRET

We have thoroughly loved living in the property and we are sure the next owner will love it just as much as we have!



## Why we like it....

This bungalow has so much to offer, we love the open plan design and layout. Further benefits include ample off road parking. Viewings are advised.

# OSCAR JAMES

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To buy or not to buy....

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