



"An Interior To Impress"

Occupying a desirable corner position, within a popular residential location, this stunning semi-detached home offers extended proportions to the ground floor, an immaculate interior throughout, a garage and well-kept gardens!



Cobwells Close
Fleckney
LE8 8UF





The property is conveniently located within walking distance of the local village amenities and primary school. The property is also within close driving distance of Market Harborough and Leicester which provide direct train links to London St Pancras.

Entrance to the property is gained through an entry porch featuring attractive tiled flooring, with a doorway leading into the entrance hall and stairs leading to the first floor.

Beautifully decorated living room, larger than you would expect, benefitting from decorative wall panelling, a bespoke desk area neatly created under the stairs, French patio doors leading out to the garden and double doors lead into the kitchen/dining room.

Stunning kitchen/dining room, finished to a high standard boasting porcelain tiled flooring and a dual aspect flooding the room with natural light. The room also provides ample space for a large dining table and chairs, a stable style door and French patio doors leading out to the garden.

The modern kitchen is complete with LED ceiling spotlights, an array of eye and base level units, a granite effect work-surface with a matching upstand, a one and a half bowl sink with a mixer tap and draining board. Appliances include a double oven, a five-ring induction hob, an integrated dishwasher, a washing machine installed within the past 12 months and space for a large American style fridge/freezer.

Stairs rise to a naturally lit first floor landing, with a window to the side elevation, an airing cupboard and a loft hatch.

The main bedroom overlooks the rear garden and boasts a generous size with ample space for large wardrobes.

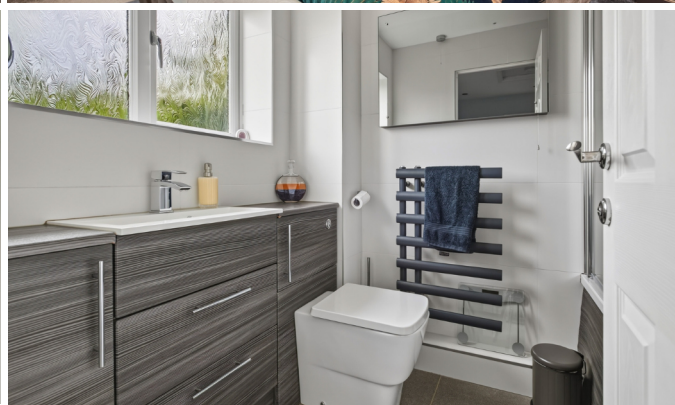
The second double bedroom is also benefits from a garden outlook, whilst the third bedroom offers a single size and is currently utilised as a fantastic dressing room.

Stylish bathroom comprising attractive floor and ceiling wall tiling, a heated towel rail, LED ceiling spotlights and a white three-piece suite. The suite incorporates a panel enclosed bath with a shower screen and rainwater shower and a wash hand basin and WC built within a vanity unit.

Single garage with a manual up and over door, power supply & lighting.

Situated within a desirable cul-de-sac, the property is neatly set back from the road and boasts a neat and attractive frontage with a well-kept front lawn, planted borders, and a driveway providing off road parking for two vehicles in tandem and access to the garage.

The rear garden has been beautifully landscaped to enjoy throughout the entire day, boasting a well-kept lawn, slate chipped borders and a raised paved seating areas ideal for outdoor entertaining. The garden also benefits from outdoor lighting and sockets, and a paved pathway leads to the front elevation.





Living Room - 6.88m x 3.84m (22'7" x 12'7") Max

Kitchen/Dining Room - 7.85m x 2.84m (25'9" x 9'4")

Main Bedroom - 3.81m x 2.82m (12'6" x 9'3")

Bedroom Two - 2.84m x 2.59m (9'4" x 8'6")

Bedroom Three - 2.08m x 1.98m (6'10" x 6'6")

Bathroom - 2.13m x 1.65m (7'0" x 5'5")

Garage - 5.11m x 2.49m (16'9" x 8'2")

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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