

Room Sizes

Living Room

15'01 x 9'06

Kitchen

12'10 x 8'01

WC

2'11 x 4'09

Bedroom One

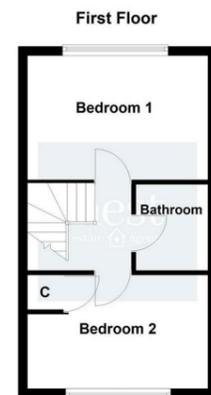
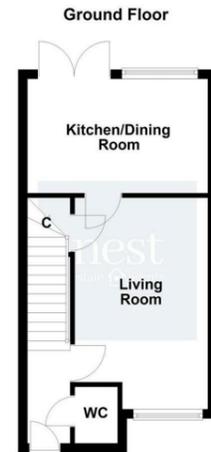
12'10 x 8'10

Bedroom Two

12'10 x 8'01

Bathroom

5'06 x 6'03



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

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Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Smith Close, Fleckney, Leicester LE8 8EF

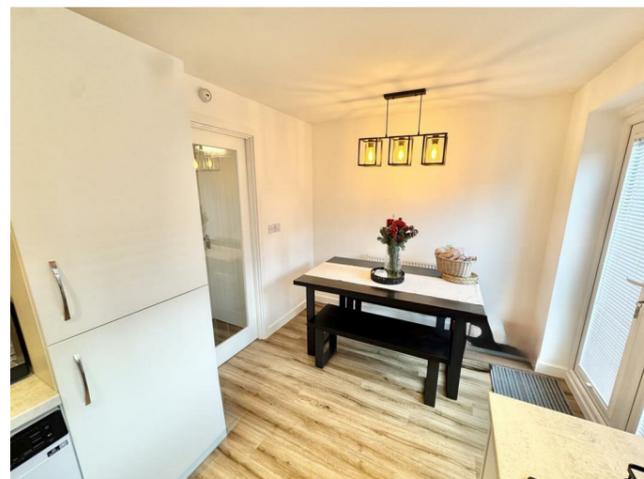
£217,500

The Story Begins

- Beautiful Modern Town House
- Entrance Hallway
- Living Room
- Fitted Kitchen & Dining Space
- Downstairs WC
- Two Double Bedrooms
- Bathroom
- Enclosed Garden
- Off Road Parking
- Freehold EPC - B Council Tax Band - B

Location Is Everything

Fleckney is a charming village and civil parish located in the Harborough district of Leicestershire. It boasts a popular primary school, a well-used village hall, and a strong sense of community. Conveniently situated between two nearby railway stations — Market Harborough and South Wigston — it offers easy access to wider transport links. With a good selection of shops, restaurants, and traditional public houses, Fleckney provides everything needed for day-to-day living. Surrounded by beautiful open spaces, it also offers the countryside quite literally on your doorstep. A truly lovely place to call home.



Inside Story

In the charming village of Fleckney, this delightful terraced house on Smith Close offers a perfect blend of comfort and practicality. As you step through the entrance hallway, you are greeted by a warm and inviting living room, complete with a convenient under-stairs storage space, ideal for keeping your home tidy and organised.

The fitted kitchen is both functional and spacious, providing ample room for dining, making it an excellent space for family meals or entertaining guests. Additionally, the property features a useful downstairs WC, enhancing the convenience of daily living.

Venturing upstairs, you will discover two generously sized double bedrooms, perfect for restful nights and personal retreats. The shared bathroom is well-appointed, catering to the needs of the household with ease.

The French doors that lead from the kitchen to the enclosed garden, creating a seamless connection between indoor and outdoor living. This private garden space is perfect for enjoying sunny days, gardening, or simply unwinding after a long day.

To the front of the property, off-road parking is available, providing added convenience for residents and visitors alike. This lovely home in Fleckney is an excellent opportunity for those seeking a comfortable and practical living space in a friendly community. Don't miss the chance to make this charming property your own.

