



**Connells**

Forge Close  
Fleckney Leicester



### Property Description

This creatively and thoughtfully developed four-bedroom detached home occupies a prime position at the end of a quiet cul-de-sac, neighbouring a peaceful brook and wooded area- offering both privacy and a picturesque setting.

A unique and versatile home in a tranquil yet well-connected location-early viewing is highly recommended.

The ground floor is designed for modern living, featuring a welcoming entrance hall, guest WC, and a spacious open-plan living/dining room that flows seamlessly into a conservatory-creating an ideal space for entertaining and family life. The kitchen with breakfast bar provides a practical yet sociable hub, while an impressive additional reception room offers flexibility as a ground floor bedroom, study, or home gym space.

Upstairs, a bright and airy landing leads to three double bedrooms, including a superb principal suite with fitted wardrobes, en-suite shower room, and the added luxury of air conditioning. A well-appointed family bathroom serves the remaining bedrooms.

Further enhancing the home is a converted loft space, offering a versatile area perfect for a home office, studio or relaxation space, enjoying elevated views.

Externally, the property sits on a generous plot with ample off-road parking, a detached double garage, and a beautifully maintained rear garden featuring lawn, mature planting and a private, enclosed aspect.









Total floor area 121.7 m<sup>2</sup> (1,310 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01162 710612**  
**E [oadby@connells.co.uk](mailto:oadby@connells.co.uk)**

78B The Parade Oadby  
 LEICESTER LE2 5BF

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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