



## 41 Edward Road Fleckney, Leicester, LE8 8AD

Beautifully Presented, Four-Bedroom, Link-Detached Family Home in Sought-After Fleckney

This stylish and spacious four-bedroom link-detached home is beautifully presented throughout, offering modern interiors, generous accommodation, and a superb layout ideal for family living.

The ground floor comprises an entrance hall, a formal dining room with double doors opening into the impressive full-width lounge at the rear, and a bright conservatory with doors leading out to the landscaped split-level rear garden. The refitted kitchen and adjoining utility area provide excellent practicality, complemented by a convenient guest WC.

Upstairs, the property features a generous master bedroom with an adjoining ensuite shower room, three further double bedrooms, and a modern family bathroom with a shower over

Guide price £360,000

# 41 Edward Road

Fleckney, Leicester, LE8 8AD



- Beautifully presented four-bedroom link-detached family home
- Formal dining room with double doors to the full-width rear lounge
- Master bedroom with ensuite shower room plus three further doubles
- Viewing Highly Recommended
- Situated in the sought-after village of Fleckney, Leicestershire
- Conservatory opening onto a landscaped split-level rear garden
- Family Bathroom With Over Bath Shower
- Spacious entrance hall and guest WC
- Refitted modern kitchen with adjoining utility area
- Block-paved driveway for up to three vehicles and single garage

## Entrance Hall

18'1" x 5'1" (5.53 x 1.57)

## Kitchen

11'6" x 7'10" (3.51 x 2.40)

## Utility Room

6'9" x 5'4" (2.08 x 1.63)

## Dining Room

11'6" x 8'10" (3.53 x 2.71)

## Lounge

23'3" x 12'0" (7.11 x 3.67)

## Conservatory

12'2" x 9'5" (3.71 x 2.89)

## Guest WC

6'4" x 2'4" (1.95 x 0.73)

## Bedroom One

10'11" x 10'10" (3.33 x 3.32)

## En-Suite

7'10" x 3'2" (2.40 x 0.97)

## Bedroom Two

14'4" x 9'1" (4.37 x 2.79)

## Bedroom Three

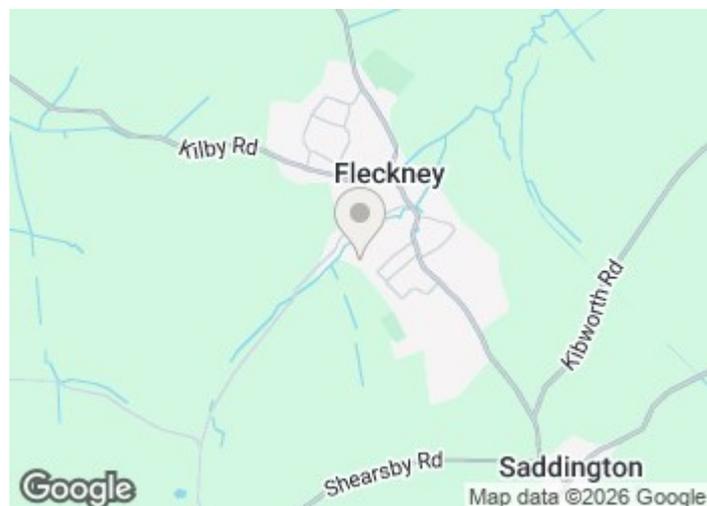
9'7" x 8'0" (2.93 x 2.44)

## Bedroom Four

9'9" x 7'11" (2.98 x 2.42)

## Bathroom

6'9" x 6'9" (2.07 x 2.07)



[Directions](#)



