



Burton Way, Fleckney Leicester LE8 8DW

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welcome to

Burton Way, Fleckney Leicester

A well-presented four-bedroom detached home in the sought-after village of Fleckney. Offering a spacious lounge, fitted kitchen/diner with integrated appliances, en suite to the main bedroom, family bathroom, driveway, garage and enclosed rear garden with decking. Ideal for families.

Front Garden

The property enjoys an attractive front garden that enhances its kerb appeal and creates a welcoming first impression. A driveway provides convenient off-road parking and leads to a single garage, offering additional parking, storage space or potential workshop use. A pathway guides visitors to the front entrance, while the well-maintained frontage complements the overall appearance of the home.

The garden is designed to be both practical and appealing, with clearly defined boundaries adding to the sense of privacy and security. The combination of driveway parking, single garage and attractive front landscaping makes this an excellent and functional approach to the property.

Entrance Hall

A welcoming and well-presented entrance hall accessed via a double glazed front door, creating an immediate sense of space and warmth upon entering the property. The hallway benefits from central heating, ensuring comfort throughout the year, and provides access to all principal ground floor rooms, allowing for a practical and well-connected layout. With ample wall space for decorative furnishings and personal touches, the entrance hall serves as an attractive introduction to the home. A convenient ground floor W/C is also accessed from the hallway, offering added practicality for family living and visiting guests. The bright and inviting atmosphere sets the tone for the accommodation beyond, making it both functional and appealing for modern lifestyles.

Lounge

A beautifully presented and comfortable lounge, offering an ideal space for relaxation and entertaining. The room benefits from a double

glazed front-facing window, allowing an abundance of natural light to fill the space while creating a bright and welcoming atmosphere. A central heating radiator ensures year-round comfort, while the attractive electric fire provides a stylish focal point, adding warmth and character to the room. The lounge also features a dedicated TV point, making it perfectly suited for modern family living and cosy evenings in. With ample space for a range of seating arrangements, this well-proportioned room combines practicality with comfort to create an inviting heart of the home.

Kitchen/Diner

A superb and spacious kitchen/diner, beautifully designed to provide a sociable and practical hub for modern family living. The kitchen is fitted with a comprehensive range of contemporary wall and base units complemented by ample work surfaces, offering both style and functionality. Integrated appliances include a gas hob with extractor fan over, electric oven, fridge freezer, washing machine and dishwasher, creating a sleek and well-equipped cooking environment.

The dining area provides generous space for a family dining table and chairs, making it ideal for everyday meals, entertaining guests and special occasions. French doors open directly onto the rear garden, allowing natural light to flood the room while providing a seamless connection between the indoor and outdoor living spaces. Benefiting from central heating and an attractive open layout, this impressive kitchen/diner offers the perfect combination of comfort, practicality and contemporary living.

Downstairs W/C

A conveniently located ground floor W/C fitted with

a low-level flush toilet and pedestal wash hand basin. Benefiting from a practical layout, this useful addition is ideal for both family living and visiting guests. The room is easily accessed from the entrance hall and provides everyday convenience, complementing the well-designed ground floor accommodation. Decorated in neutral tones, the W/C offers a clean and functional space while enhancing the practicality of the home.

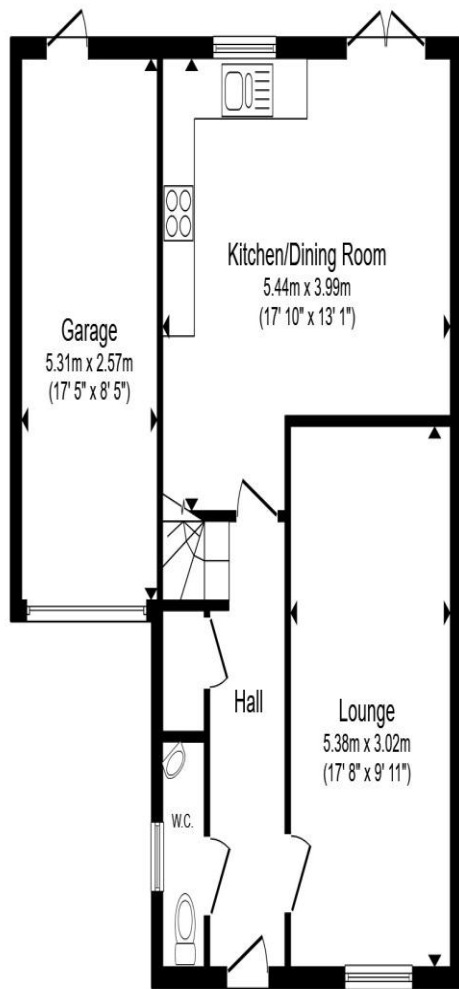
Bedroom 1

A spacious and well-appointed principal bedroom, offering a comfortable and relaxing retreat. The room benefits from a double glazed window to the front elevation, allowing plenty of natural light to create a bright and airy atmosphere. A central heating radiator provides year-round comfort, while a range of fitted wardrobes offers excellent built-in storage and helps maximise the available floor space.

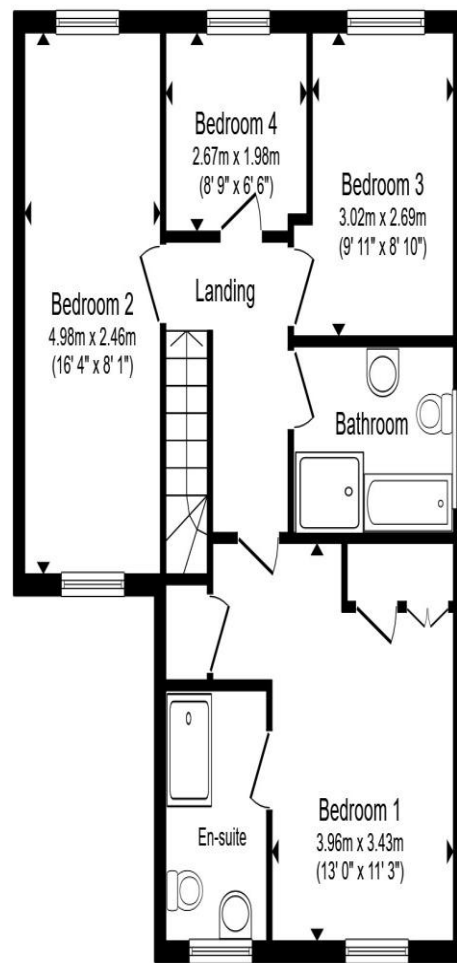
The bedroom further benefits from a private en suite, enhancing both convenience and practicality. With ample room for a double or king-size bed alongside additional bedroom furnishings, this attractive main bedroom is perfectly suited for modern family living.

En Suite

A well-appointed en suite shower room serving the principal bedroom, providing both convenience and privacy. The suite comprises a shower cubicle, low-level flush W/C and wash hand basin, offering all the essentials for modern living. A double glazed window allows natural light and ventilation, while a central heating radiator ensures comfort throughout the year. Finished in a practical and functional style,



Ground Floor



First Floor

Total floor area 127.0 m² (1,367 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



welcome to
Burton Way,
Fleckney Leicester

- Four Bedrooms
- Detached
- En Suite
- Driveway & Garage
- Fleckney

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers over
£375,000



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Property Ref:
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0116 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



williamhbrown.co.uk