



Off Arnesby Road, Leicester, LE8 8EU

# Property Description

Nestled off Arnesby Road in the charming village of Fleckney, this exquisite new build detached house is a perfect blend of modern living and comfort. Ready to move in to, this property offers a fresh start just in time for the festive season, allowing you to move in and celebrate Christmas in your new home.

The house boasts a spacious reception room, study and open plan Kitchen/Dining Family room, ideal for entertaining guests or enjoying quiet family evenings. With four double bedrooms the master benefits from a dressing area and there is ample space for family members or guests, ensuring everyone has their own sanctuary. The two bathrooms provide convenience and privacy, making morning routines a breeze.

The property also features a detached garage and parking adding to the ease of living in this delightful home. The surrounding area of Fleckney is known for its community spirit and picturesque surroundings, making it an ideal location for families and individuals alike.

This new build is not just a house; it is a place where memories will be made. With its modern design and thoughtful layout, it promises a comfortable and stylish lifestyle. Don't miss the opportunity to make this beautiful property your own and enjoy the joys of a brand-new home this Christmas.





## Key Features

- 4 double bedrooms
- Detached garage and parking
- Integrated appliances included
- Double height vaulted ceiling to hallway
- Open Plan Kitchen/Diner/Family area
- Master bedroom with ensuite and dressing area
- Enjoy peace of mind with a 10 year warranty
- Downstairs Study
- Move in for Christmas

**Asking Price**  
**£485,000**





EPC Rating -

Tenure - Freehold

Council Tax Band - New Build

Local Authority  
Harborough District Council

#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our New Homes (Leicestershire) office on 0116 3087740

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS