



Highfield Street, Fleckney

£385,000 Freehold

Spacious four-bedroom detached family home situated in the heart of Fleckney, offering versatile living accommodation, a generous rear garden, tandem garage and driveway parking for up to 4 vehicles.





Entrance Porch

Providing direct access into the entrance hall via an internal door.

Entrance Hall

Having stairs rising to the first floor, a radiator, and a useful understairs storage cupboard.

Living Room

23' 0" x 13' 9" (7.00m x 4.20m)

A spacious reception room featuring a double-glazed window to the front elevation, two radiators, a TV point, and a living flame-effect gas fire with a marble hearth and surround, creating an attractive focal point. Double folding doors open through to the dining room, providing a versatile space for both everyday living and entertaining.

Dining Room

11' 2" x 7' 10" (3.40m x 2.40m)

Featuring double-glazed patio doors opening onto the rear garden, allowing plenty of natural light to flow through the room, together with a radiator. Offering ample space for a dining table and chairs, making it ideal for family meals and entertaining guests.

Kitchen

20' 0" x 13' 5" (6.10m x 4.10m)

(narrowing to 2.8m) Fitted with a stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, a built-in dishwasher, plumbing for a washing machine, a built-in double oven, and an electric hob with a chimney-style extractor hood over. The room also benefits from a double-glazed window to the rear elevation, laminate flooring, a useful understairs pantry, and an internal door providing access to the garage.



Ground Floor WC

5' 3" x 2' 7" (1.60m x 0.80m)

Conveniently located at the far end of the tandem garage and fitted with a low-level WC, together with a double-glazed window to the rear elevation providing natural light and ventilation.

First Floor Landing

With a loft access hatch.

Bedroom One

13' 9" x 10' 10" (4.20m x 3.30m)

A well-proportioned double bedroom featuring a double-glazed window to the rear elevation, fitted wardrobes providing useful storage, and a radiator.

Bedroom Two

14' 0" x 11' 10" (4.27m x 3.60m)

A double bedroom featuring a double-glazed window to the front elevation, an inset wash hand basin, and a radiator.

Bedroom Three

14' 9" x 8' 2" (4.50m x 2.50m)

A double bedroom featuring a double-glazed window to the front elevation, a radiator, and direct access to the Jack and Jill shower room.

Bedroom Four

15' 1" x 8' 2" (4.60m x 2.50m)

A double bedroom benefiting from a double-glazed window to the rear elevation, an inset wash hand basin, and a radiator.









Family Bathroom

8' 2" x 6' 11" (2.50m x 2.10m)

Fitted with a low-level WC, a wash hand basin, and a panelled bath with an overhead shower. The room also benefits from a double-glazed window to the rear elevation, tiled flooring, partly tiled walls, inset ceiling spotlights, a heated chrome towel rail, and a useful airing cupboard.

Jack and Jill Shower Room

9' 6" x 7' 10" (2.90m x 2.40m)

Comprising a low-level WC, a wash hand basin, and a fully tiled shower cubicle fitted with an overhead rainfall shower and a separate handheld attachment. Additional features include a double-glazed window to the front elevation, tiled flooring, partly tiled walls, inset ceiling spotlights, and a radiator.

Rear Garden

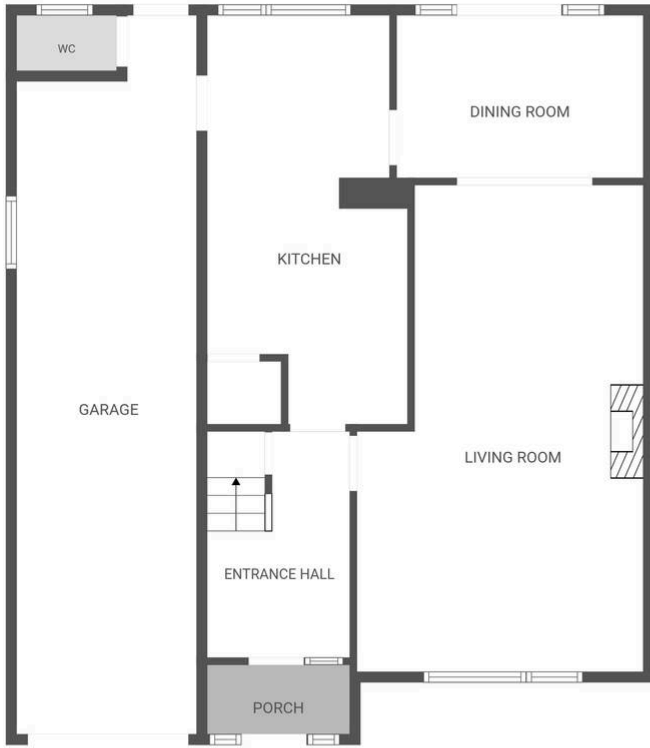
Occupying a generous and well-established plot, the rear garden is predominantly laid to lawn and features a block-paved patio seating area, external lighting, and a variety of mature planting. The garden is enhanced by well-stocked flower beds, established border shrubs, fruit trees, a greenhouse, and a useful storage shed. The boundaries are enclosed by hedging to the rear and fencing to the sides, with gated side access providing added convenience.

Driveway

Consists of a gravelled and block-paved driveway with parking space for up to four vehicles.

Garage

Consists of a gravelled and block-paved driveway with parking space for up to four vehicles.



Ground floor



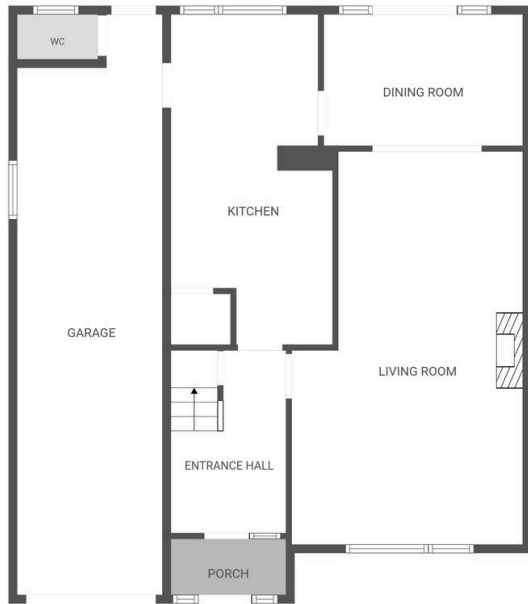
1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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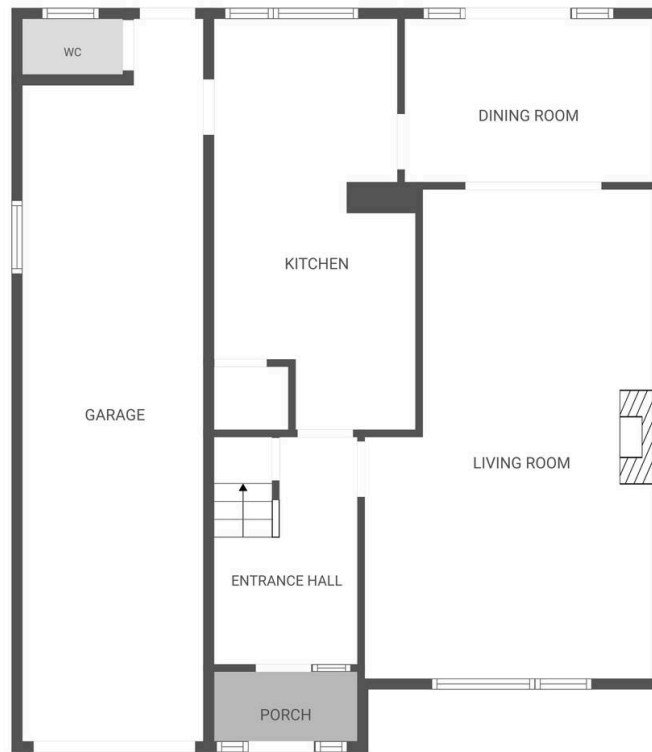


Ground floor



1st floor

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The property is perfectly situated for everyday amenities within the village of Fleckney such as local Co-op, regular bus routes running to and from Leicester City Centre and popular local schooling such as Leicester Grammar School. Well known attractions are also within reach including nearby Wistow Maze in Wistow and both Leicester and Market Harborough train stations with just over an hour commute to London.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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