

## FLOOR PLAN

### DIMENSIONS

#### Porch

3'5 x 4'4 (1.04m x 1.32m)

#### Entrance Hallway

#### Dining Kitchen

21'7 x 10'4 (6.58m x 3.15m)

#### Lounge

14'3 x 22'1 (4.34m x 6.73m)

#### Conservatory

7'11 x 7'5 (2.41m x 2.26m)

#### Downstairs Cloakroom

2'5 x 6'6 (0.74m x 1.98m)

#### Store

#### Landing

#### Bedroom One

11'9 x 14'1 (3.58m x 4.29m)

#### Bedroom Two

10'3 x 11'8 (3.12m x 3.56m)

#### Bedroom Three

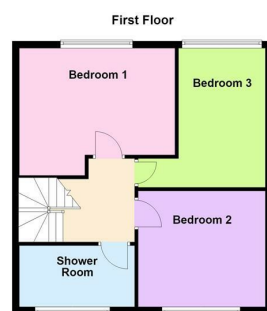
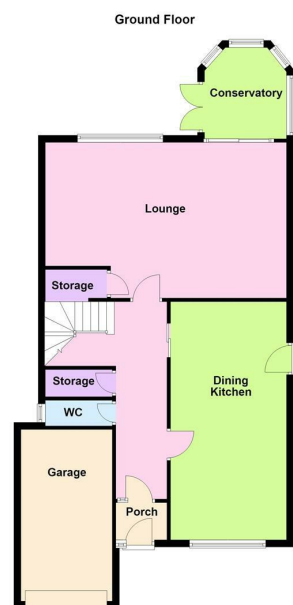
12'10 x 11'7 ax (3.91m x 3.53m ax)

#### Shower Room

5'9 x 10'3 (1.75m x 3.12m)

#### Garage

16'6 x 8'4 (5.03m x 2.54m)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR

Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.co.uk/)

**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.

Call us on 0116 2811 300 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

3 Manor Road, Fleckney, LE8 8TN

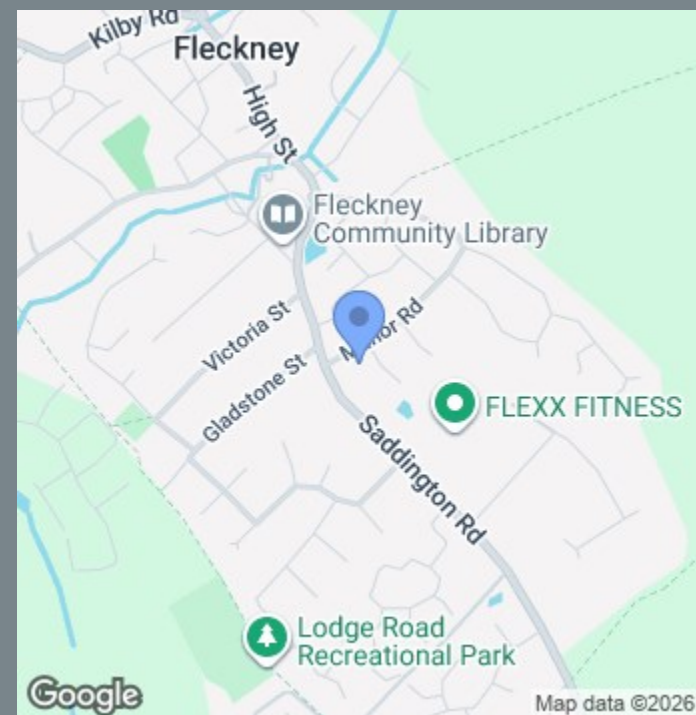
Offers In Excess Of £300,000

## OVERVIEW

- Spacious Detached Family Home
- Wonderful Village Location
- No Onward Chain
- Porch & Hallway
- Dining Kitchen, Living Room & Conservatory
- Three Bedrooms & Bathroom
- Driveway & Garage
- Beautiful Rear Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax - D

## LOCATION LOCATION....

Manor Road enjoys a lovely position within the ever-popular village of Fleckney, a thriving community that perfectly combines the charm of village life with excellent everyday convenience. Residents benefit from a great selection of local amenities, including a Co-op supermarket, Post Office, pharmacy, cafés, pubs, takeaways and a variety of independent shops, all within easy reach. Families are particularly well catered for with Fleckney C of E Primary School in the village and nearby Kibworth Mead Academy for older children. There are also sports facilities, parks, children's play areas and an abundance of countryside walks to enjoy. Despite its peaceful setting, Fleckney offers excellent transport links to Leicester, Market Harborough and surrounding villages, with easy access to the A6, A5199, M1 and M69, making Manor Road a wonderful location for families, professionals and those looking to enjoy a welcoming village lifestyle.



## THE INSIDE STORY

Offered to the market with no onward chain, this spacious & extended detached home occupies a sought-after position in the popular village of Fleckney, offering generous accommodation that's perfect for families or those looking for versatile living space. Step through the porch into the welcoming entrance hall, setting the tone for the well-planned layout beyond. The heart of the home is the spacious dining kitchen, fitted with an excellent range of wall & base units, complemented by an eye-level double oven, gas hob with extractor & plenty of worktop space for keen cooks. The dining area enjoys a lovely front-facing window, creating the perfect setting for family meals, catching up over breakfast or entertaining friends, while a side door provides convenient access outdoors. The generous lounge is a wonderful place to relax, centred around a feature fireplace that creates a cosy focal point. Patio doors open seamlessly into the conservatory, providing additional living space that can be enjoyed as a second sitting room, garden room, playroom or home office, all while overlooking the rear garden. A downstairs cloakroom completes the ground floor. Upstairs, the landing leads to three well-proportioned double bedrooms, each offering comfortable accommodation. The modern shower room serves the first floor with a practical modern layout. Outside, the property continues to impress with a driveway providing off-road parking, an integral garage incorporating a useful utility area, ideal for keeping laundry separate from the main living space. To the rear, the attractive garden is beautifully established with a well-kept lawn, colourful flower borders & a patio seating area, creating a lovely spot to enjoy the warmer months, entertain guests or simply unwind in peaceful surroundings.

