

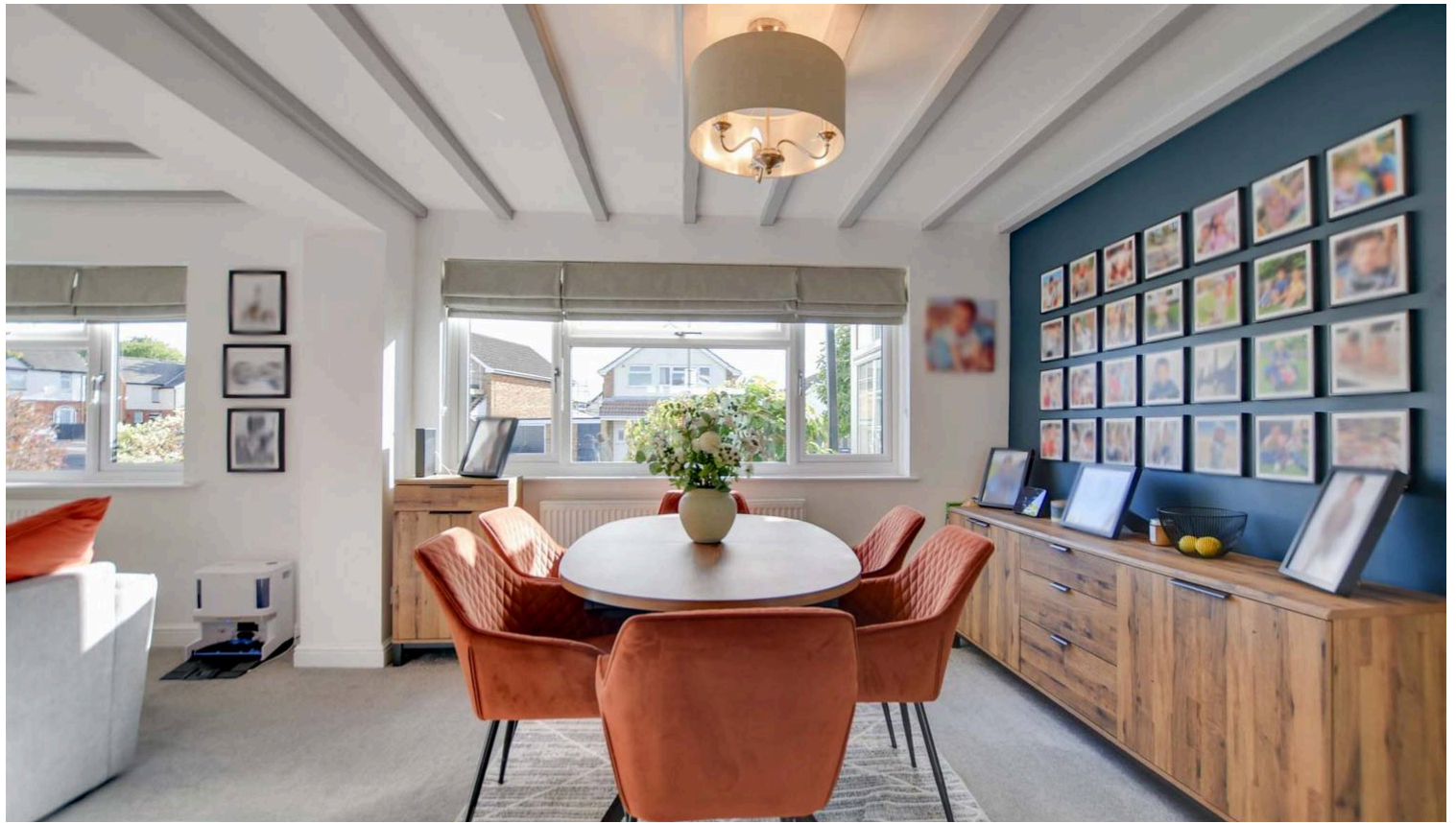


Coleman Road, Fleckney

£350,000 Freehold

Beautifully extended detached home on sought-after Coleman Road, offering stylish open-plan living, three bedrooms, dressing room, landscaped gardens, garage and off-road parking.





Entrance Porch

Step into a welcoming entrance porch featuring an interior door leading directly into the main entrance hallway. It serves as a practical space for removing footwear and coats before entering the main home.

Entrance Hall

The entrance hallway features quality laminate flooring, a radiator, and stairs rising to the first floor. It benefits from convenient under-stairs storage as well as a dedicated cloaks cupboard with a double-glazed window to the side elevation.

Ground Floor WC

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

This neatly appointed ground floor cloakroom includes a double-glazed window to the side elevation and durable laminate flooring. The suite comprises a low-level WC, a wash hand basin, and houses the wall-mounted boiler.

Through Lounge / Dining Room

23' 4" x 13' 1" (7.10m x 4.00m)

(narrowing to 3.40m) This expansive through lounge and dining area is flooded with natural light from two double-glazed windows to the front and a double-glazed window to the rear elevation. A standout feature media wall is complete with built-in shelving, inset lighting, a fireplace, space for a television, a storage cupboard, and two radiators.



Family Room

14' 9" x 10' 10" (4.50m x 3.30m)

Ideal for modern family living, this room features bi-fold doors opening directly onto the rear elevation and garden patio. Finished with characterful decorative beam ceilings, LVT flooring, and a radiator, it offers a seamless open aspect leading into the fitted kitchen.

Fitted Kitchen

16' 9" x 6' 3" (5.10m x 1.90m)

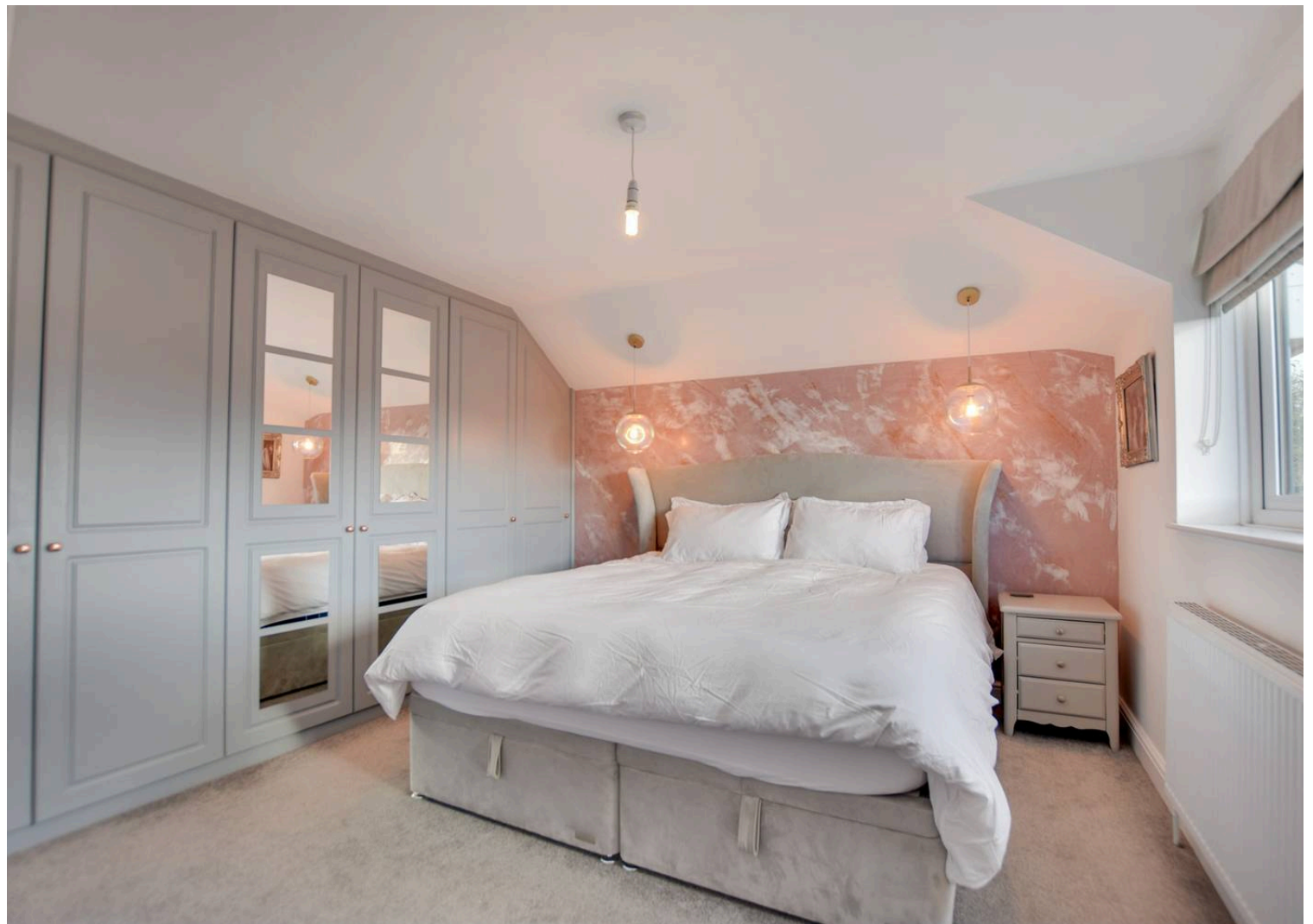
Equipped with a stylish range of wall units with under-unit lighting and base units with floor-level lighting, this kitchen features a double-glazed window to the rear elevation and inset ceiling spotlights. High-end appliances include a Bosch electric hob with extractor hood, a glass splashback, built-in oven, built-in microwave, integrated fridge, integrated freezer, and integrated dishwasher.

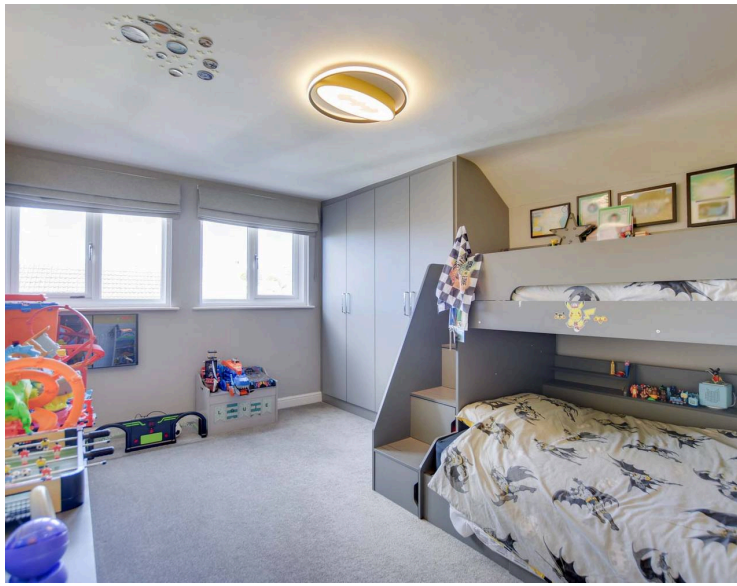
Utility Room

12' 2" x 3' 11" (3.70m x 1.19m)

A highly functional extension space with a double-glazed internal door providing access from the kitchen and durable laminate flooring. The room offers plumbing for a washing machine and space for a tumble dryer, with an external door providing access to the side of the property.







Landing

A bright and stylish landing featuring an eye-catching stained-glass feature window, creating a colourful focal point and allowing natural light to flow through the space. The landing is also fitted with an air-conditioning unit and integrated air ventilation system.

Bedroom One - Dressing Room

11' 10" x 7' 7" (3.60m x 2.30m)

Serving as an exclusive dressing suite, this space features a double-glazed window to the front elevation, fitted wardrobes, and a dedicated space for a dressing table. A radiator is fitted, with an archway providing direct access to the main principal bedroom.

Bedroom One

11' 6" x 10' 6" (3.50m x 3.20m)

A bright principal double bedroom with a double-glazed window to the front elevation and a comprehensive range of fitted wardrobes. It includes a central radiator, a TV point, and an open layout linking directly to the dressing room.

Bedroom Two

14' 1" x 11' 2" (4.30m x 3.40m)

Generously proportioned, this second double bedroom boasts a double-glazed window overlooking the rear elevation. The room includes ample fitted wardrobe storage and a wall-mounted radiator.

Bedroom Three

8' 6" x 6' 7" (2.60m x 2.00m)

A well-proportioned third bedroom featuring a double-glazed window to the rear elevation overlooking the garden. Complete with a wall-mounted radiator, it functions excellently as a bedroom, nursery, or home office.

Family Bathroom

9' 10" x 7' 3" (3.00m x 2.20m)

A luxurious family bathroom fitted with a double-glazed window to the front elevation, inset ceiling spotlights, an extractor fan, and two heated towel rails. The suite features a bath with a mixer tap and shower attachment, a counter basin, a low-level WC, and a separate walk-in shower cubicle with an overhead rainfall shower and a handheld shower attachment.



Front Garden

Fully landscaped for high curb appeal, featuring a low-maintenance gravelled area, an AstroTurf lawn section, a mature tree, a paved walkway, a raised front patio, and integrated outdoor lighting.

Garden

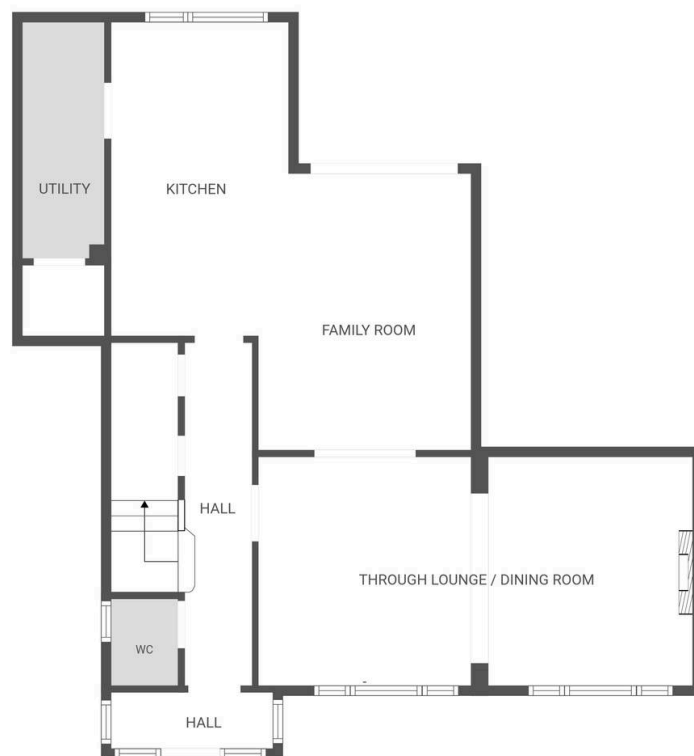
Beautifully landscaped outdoor entertaining space featuring a paved patio leading to a raised paved seating area defined by timber sleepers. Includes raised flower beds with a walled perimeter, an artificial grass play area with a secure fenced boundary, outdoor lighting, an outdoor power point, and an access door to the garage.

Driveway

Off-road driveway situated to the rear of the property, providing parking for one to two vehicles alongside the detached garage, with the added benefit of an electric vehicle charging point.

Garage

Detached garage with an up-and-over door to the front elevation, internal power, lighting, and a personal side access door leading directly into the rear garden.



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



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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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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