

# The Gabl es

FLECKNEY, LEICESTERSHIRE



JAMES  
SELICKS



Dating back to approximately 1850, *The Gables* is a beautifully extended and comprehensively renovated five-bedroom detached residence, blending period character with contemporary refinement. Finished to an exceptional standard throughout, the property offers generous and versatile accommodation arranged over three floors, all set within a substantial plot on the edge of this ever-popular village. With its high-quality specification, elegant proportions and impressive grounds, this home won't hang around for long.

Five-bedroom detached period home dating back to circa 1850 • Modernised to an exceptional standard throughout • Spacious three-floor living • Stunning open-plan living dining kitchen with bi-fold doors • Engineered oak flooring and underfloor heating to principal areas • Multiple reception rooms including vaulted garden room • Two ensuite bedrooms plus a contemporary four-piece family bathroom • Detached double garage with electric roller door • Electric gated entrance with sweeping in-and-out driveway • Generous south-west facing garden • Total plot approx. 0.36 acres

#### Accommodation

The property is entered via French doors into a charming entrance porch, where red quarry tiled flooring and an abundance of glazing create a light and welcoming introduction. A composite front door opens into an inviting entrance hall featuring engineered oak flooring and a solid timber staircase rising to the first floor, with useful under-stairs storage.

The ground floor offers a wealth of versatile living space. The well-proportioned study/reception room sits to the front elevation and features a generous bay window alongside a recessed log burner set within an exposed brick chimney breast. A playroom/reception room, also boasting impressive proportions, flows seamlessly into an impressive third reception room. This outstanding vaulted space enjoys a 180-degree outlook across the garden, French doors to a raised deck and a flexible layout ideal for both relaxation and entertaining. A snug provides further versatility, perfect as a home office, playroom or music room. Connecting key living areas, the side hallway has exposed brickwork and quarry tiled flooring, also serves as an ideal boot room with garden access.

The extended open-plan living kitchen forms the heart of the home. Finished to a high specification, it benefits from underfloor heating, tiled flooring, a dual aspect with bay window, and bi-fold doors opening onto the garden. The high-gloss kitchen is fitted with composite worktops, under-counter lighting, a 'Franke' stainless steel sink and integrated 'Neff' appliances including oven, microwave/oven, warming drawer, fridge, freezer and dishwasher. A central island incorporates a five-ring 'Neff' induction hob, extractor hood, additional storage and breakfast bar seating for casual dining. A separate utility room and guest WC complete the ground floor.

To the first floor are four double bedrooms, two of which feature attractive bay windows. The extended principal bedroom is particularly impressive, offering countryside views and a beautifully appointed ensuite bathroom with walk-in double shower, oval freestanding bath, vanity basin and chrome heated towel rail. A modern four-piece family bathroom serves the remaining bedrooms. Stairs rise to the second floor where the second bedroom provides an ideal guest suite, complete with extensive eaves storage, Velux windows, countryside views and its own ensuite shower room.





### Outside

The property occupies an impressive plot set well back from the road and screened by mature hedgerow, providing a high degree of privacy and security via electric timber gates. A sweeping in-and-out driveway, finished with blue block paving and gravelled sections, offers off-road parking for multiple vehicles and leads to the detached double garage with electric roller door, power and lighting.

The south-west facing rear garden is generous and thoughtfully arranged, featuring a substantial lawn bordered by mature trees and established shrubs. Entertaining is well catered for with a contemporary paved patio, an additional seating area and a raised decked terrace, all enjoying attractive views across the adjoining countryside.

**Tenure:** Freehold **Tax Band:** G

**Local Authority:** Harborough District Council **Conservation Area:** No

**Listed Status:** Not Listed. Built circa 1850

**Services:** The property is offered to the market with all mains services, underfloor heating to principal areas and gas-fired central heating. **Meters:** Gas/Electric smart meters, and a water meter.

**Broadband delivered to the property:** FTTP

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** No

**Flooding issues in the last 5 years:** None

**Accessibility:** Accommodation arranged over three floors. No modifications for accessibility

**Planning issues:** An outline planning application has been submitted for the erection of 150 dwellings. Application number: 25/01656/OUT, [harborough.gov.uk](http://harborough.gov.uk)

### Satnav Information

The property's postcode is LE8 8BN, house number 138 and house name *The Gables*.





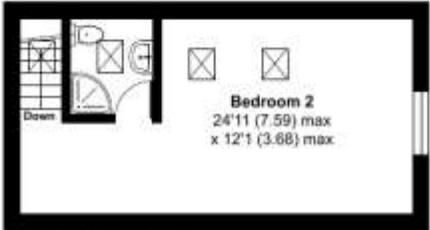
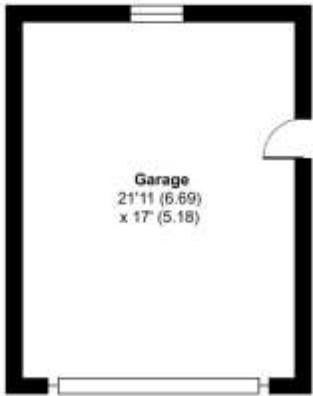
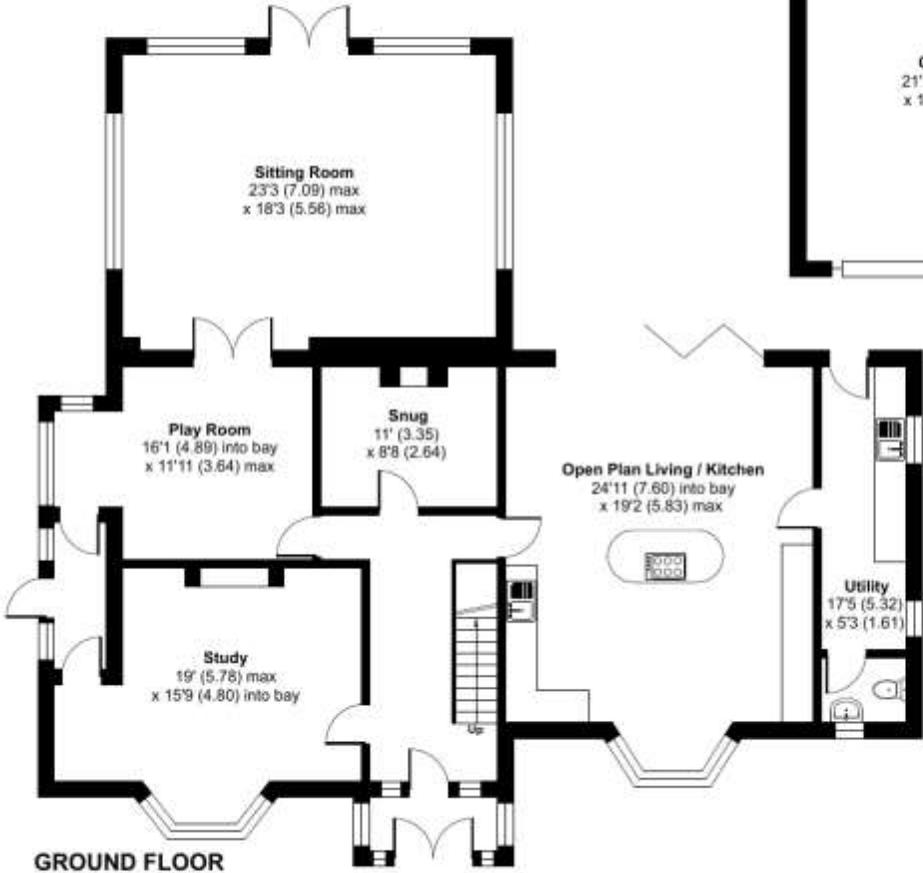


# Kilby Road, Fleckney, Leicester, LE8

Approximate Area = 3252 sq ft / 302.1 sq m  
 Garage = 373 sq ft / 34.6 sq m  
 Total = 3625 sq ft / 336.7 sq m  
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
38-54	E		
21-38	F		
1-20	G		



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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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