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Service without compromise

30 Penclose Road, Fleckney, LE8 8TE









£290,000

An immaculately presented, three bedroom detached home with delightful open views over the playing fields beyond. Situated in a popular residential area within walking distance of Fleckney village centre, primary school and amenities with excellent road links to Leicester City and the town of Market Harborough. The accommodation comprises: Entrance hall, lounge/diner, conservatory, kitchen, three bedrooms and family bathroom. Outside there is off road parking, garage and beautifully maintained, South-West facing rear garden. Internal inspection is highly recommended and is offered to the market with NO CHAIN!

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall



Accessed via double glazed composite front door with glazed side panel. Door into: lounge/diner. Stairs rising to: first floor. Under stairs storage cupboard. Radiator.

Lounge/Diner 18'2 x 11'8 (5.54m x 3.56m)



Sliding double glazed doors into conservatory. UPVC double glazed window to side aspect. Electric feature fireplace with hearth and surround. TV and telephone point. Radiator.



Conservatory 9'1 x 8'9 (2.77m x 2.67m)



Brick built base with UPVC double glazing to all aspects. UPVc double glazed door onto: rear garden. Tiled flooring. Electrical sockets. Ceiling fan.

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Kitchen 10'5 x 8'4 (3.18m x 2.54m)



Having a selection of fitted base and wall units with laminate worktop over. Single bowl stainless steel sink with drainer. Space for freestanding cooker. Space and plumbing for freestanding washing machine with a further space with the potential for a slimline dishwasher. Space for freestanding fridge/freezer. Laminate wooden flooring. UPVC double glazed window to rear aspect. UPVC double glazed door onto side passage.



Landing



UPVC double glazed window to side aspect. Doors off to bedrooms, bathroom and WC. Loft hatch access. Storage cupboard over stairs with an additional separate airing cupboard which houses a refitted Worcester combination central heating boiler (September 2026), guaranteed until 2033.

Bedroom One 12'0 x 11'7 (3.66m x 3.53m)

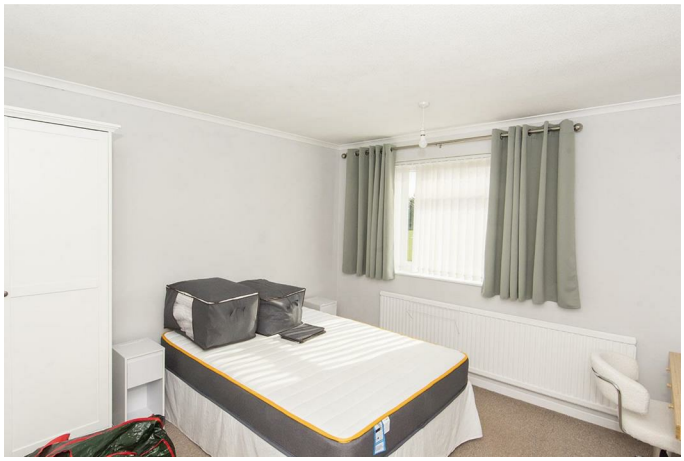


UPVC double glazed window to front aspect. TV and telephone point. Radiator.

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Bedroom Two 11'11 x 11'7 (3.63m x 3.53m)



UPVC double glazed window to rear aspect. Radiator.

Bedroom Three 8'8 x 8'0 (2.64m x 2.44m)



UPVC double glazed window to rear aspect. Radiator.

Shower Room 7'1 (max) x 5'8 (2.16m (max) x 1.73m)



Comprising: panelled bath with electric power shower over, wash hand basin with vanity storage below. wall tiling to wet areas and vinyl flooring. Radiator. UPVC opaque double glazed window to side aspect.



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WC 5'8 x 9'5 (1.73m x 2.87m)



Comprising: low level WC. Vinyl flooring. UPVC double glazed window.

Outside



To the front of the property is off road parking on the tarmac driveway, access to single integral garage. Side pedestrian access to the rear.

Garage

With up and over door, power and light and UPVC double glazed side entrance door.

Rear Garden



To the rear is a good sized private garden with lovely open views over playing fields. There is a paved patio, lawn and well established beds and borders.





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Council Tax Band C

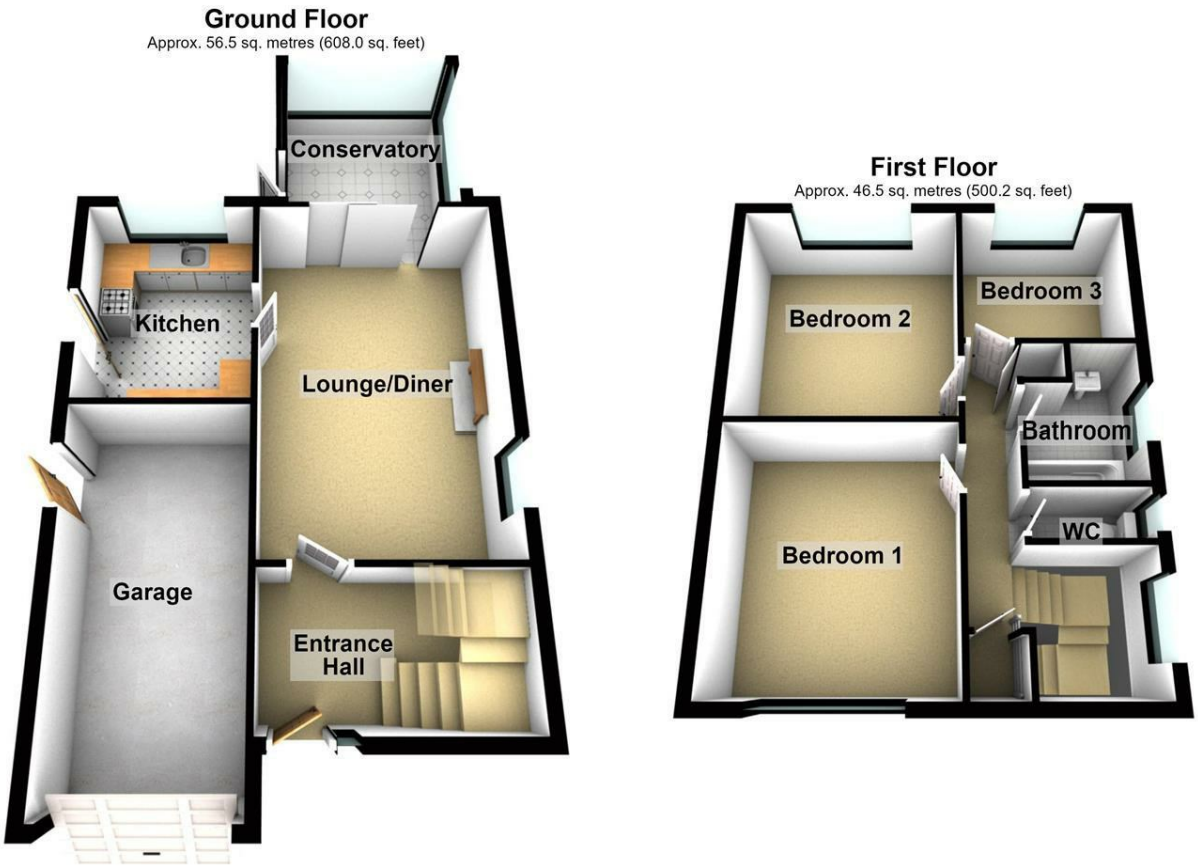
Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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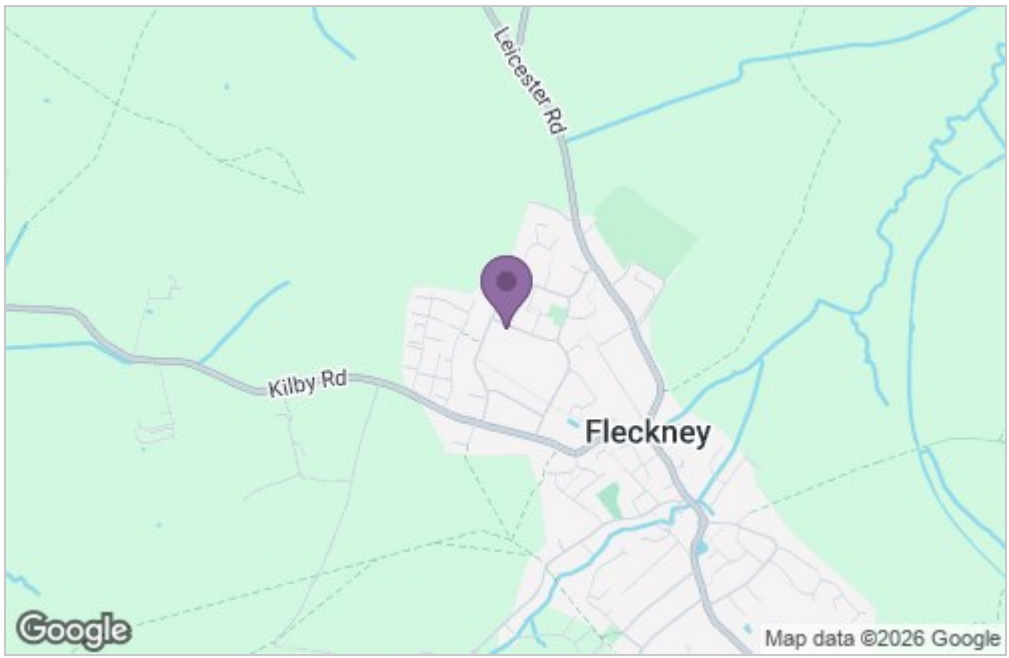
Floor Plan



Total area: approx. 103.0 sq. metres (1108.2 sq. feet)

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Area Map



Energy Efficiency Graph

