



**Off Arnesby Road, Leicester, LE8 8EU**

  
**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BOSLEY**  
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# Property Description

Nestled on the outskirts of the charming village of Fleckney, Leicester, this stunning new build property on The Blaby, off Arnesby Road, offers a perfect blend of modern living and comfort. This detached house boasts three well-appointed bedrooms, with the master featuring an ensuite for added convenience and privacy.

As you enter via the entrance hall, you are welcomed into a spacious reception room that provides an ideal space for relaxation and entertaining. The heart of the home is undoubtedly the contemporary kitchen, which is enhanced by a striking glass-walled bay and French doors that flood the area with natural light, creating a warm and inviting atmosphere. The kitchen comes complete with integrated appliances, making it a chef's delight.

This property is designed with energy efficiency in mind, achieving a predicted 'B' rating, which not only benefits the environment but also helps to reduce utility costs. For those with vehicles, there is ample parking available along with a detached garage for additional storage or workshop space.

Enjoy peace of mind with a 10-year NHBC warranty, ensuring that your investment is protected. This delightful home is perfect for families or anyone seeking a tranquil lifestyle in a friendly community. With its modern features and thoughtful design, this property is a must-see for those looking to make Fleckney their home.







## Key Features

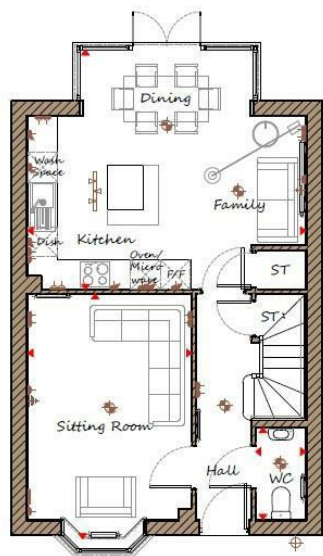
- 3 bedrooms master with ensuite bathroom
- Detached garage and parking
- Integrated appliances included
- Predicted 'B' rating for energy efficiency
- Open Plan Kitchen/Diner/Family area
- Enjoy peace of mind with a 10 year warranty
- Glass-walled bay with French doors in kitchen
- Part Exchange and assisted move schemes available

**£350,000**









### Ground Floor

|                       |      |   |      |        |   |        |
|-----------------------|------|---|------|--------|---|--------|
| Sitting Room          | 3295 | x | 4930 | 10'10" | x | 16'2"  |
| Kitchen/Family/Dining | 5590 | x | 4830 | 18'4"  | x | 15'10" |
| WC                    | 1000 | x | 1845 | 3'3"   | x | 6'1"   |



### First Floor

|                |      |   |      |       |   |        |
|----------------|------|---|------|-------|---|--------|
| Master Bedroom | 3140 | x | 3470 | 10'4" | x | 11'5"  |
| Ensuite        | 3075 | x | 1855 | 10'1" | x | 6'1"   |
| Bedroom 2      | 3140 | x | 3640 | 10'4" | x | 11'11" |
| Bedroom 3      | 2750 | x | 3480 | 9'0"  | x | 11'5"  |
| Bathroom       | 2360 | x | 1910 | 7'9"  | x | 6'3"   |



3 Double Bedrooms



Open Plan Kitchen/  
Dining/Family Area



Designer  
Sanitaryware



Ideal family home



REV C06A

| Key | Dimension location | External light | Pendant light | Batten light  | Downlight | Media plate |
|-----|--------------------|----------------|---------------|---------------|-----------|-------------|
|     | High double socket | High socket    | Low socket    | Double socket | TV aerial | Radiator    |

Note to customers: Information shown change at any time. Alterations and variations may occur during the build process. As such the design and dimensions may differ from what is shown. Dimensions should not be used for carpet or flooring sizes or items of furniture. Whilst we make every effort to ensure our information is kept up-to-date, there may be a delay in updating the drawing due to changes in Building Regulations / Planning / Sales Specification. Home purchasers are advised to check with the Sales Manager whether any alterations have been made. Computer generated image of the home is an artistic interpretation, variations in materials may differ from plot to plot such as brick finishes, render, roof tile colours, and paint finishes. Chimney's shown are plot specific, refer to development layout for homes with chimneys. Homes may be handed versions of the computer generated image. Company No: 4346861 | Davidsons Homes | Registered Office: Fishers Solicitors, Unit R Ivanhoe Business Park, Ashby de la Zouch, Leicestershire, LE65 2AB



EPC Rating -

Tenure - Freehold

Council Tax Band - New Build

Local Authority  
Harborough District Council

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To view this property please contact our New Homes (Leicestershire) office  
on 0116 3087740

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