



Off Arnesby Road, Leicester, LE8 8EU

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

Nestled in the charming village of Fleckney, Leicester, this newly built semi-detached house at Plot 90, The Carnel, offers a perfect blend of modern living and comfort. This property is ideal for first-time buyers seeking a fresh start in a welcoming community.

The home features a spacious reception room that invites relaxation and social gatherings. With three well-proportioned bedrooms, there is ample space for family or guests. The bathroom is thoughtfully designed with a four piece suite, ensuring convenience for daily routines.

At the heart of the home lies an open-plan kitchen and dining area, perfect for entertaining or enjoying family meals. The kitchen comes equipped with integrated appliances, making it both stylish and functional. French doors open from the dining area to a beautifully turfed rear garden, providing a lovely outdoor space for relaxation or play.

Parking is a breeze with space for two vehicles, adding to the convenience of this property. Additionally, the home boasts a 10-year NHBC warranty, offering peace of mind for your investment.

One of the standout features of this property is its energy efficiency. With an EPC rating of B or above, you could save thousands of pounds annually on energy bills, making it not only a smart choice for your wallet but also for the environment.

In summary, this delightful new build in Fleckney is a fantastic opportunity for those looking to enter the property market. With its modern amenities, energy efficiency, and a lovely garden, it truly is a place to call home.



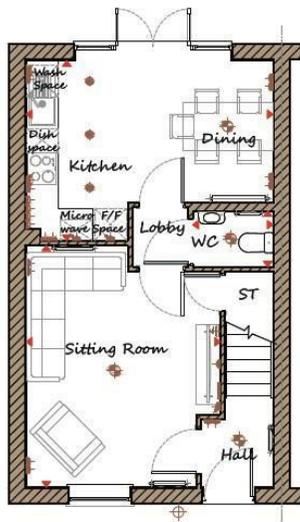


Key Features

- 3 bedrooms
- Two car driveway
- Integrated appliances included
- Four Piece Family Bathroom
- Open Plan Kitchen/Diner
- French doors in the kitchen/diner lead to turfed rear garden
- You could save thousands of pounds a year on your energy bills
- Enjoy peace of mind with a 10-year NHBC warranty.
- Part Exchange and assisted move schemes available

£280,000





Ground Floor

Sitting Room	3670	x	4535	12'1"	x	14'11"
Kitchen/Dining	4670	x	3375	15'4"	x	11'1"
WC	1510	x	1050	4'11"	x	3'5"



First Floor

Master Bedroom	4670	x	2760	15'4"	x	9'1"
Bedroom 2	2420	x	3175	7'11"	x	10'5"
Bedroom 3	2155	x	2720	7'1"	x	8'11"
Bathroom	2565	x	2845	8'5"	x	9'4"



2 Double Bedrooms



Designer Sanitaryware



Ideal family home



Scan me!



REV C04A

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

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS