

FLOOR PLAN

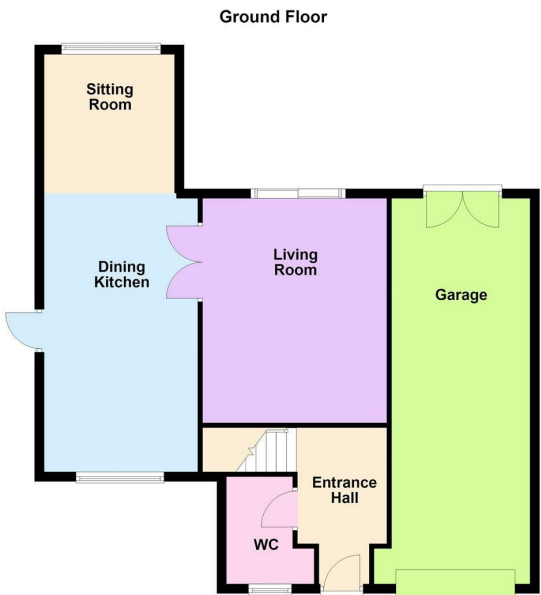
DIMENSIONS

- Entrance Hall**
- Living Room**
15'7 x 12'7 (4.75m x 3.84m)
- Dining Kitchen**
19' x 10'08 (5.79m x 3.25m)
- Sitting Area**
9'04 x 9'02 (2.84m x 2.79m)

- Downstairs Cloakroom**
7'5 x 6'1 (2.26m x 1.85m)

- Landing**
- Bedroom One**
11'8 x 11'10 (3.56m x 3.61m)
- Bedroom Two**
11'8 x 11' into robes (3.56m x 3.35m into robes)

- Bedroom Three**
7' x 8'1 (2.13m x 2.46m)
- Bathroom**
7' x 5'6 (2.13m x 1.68m)

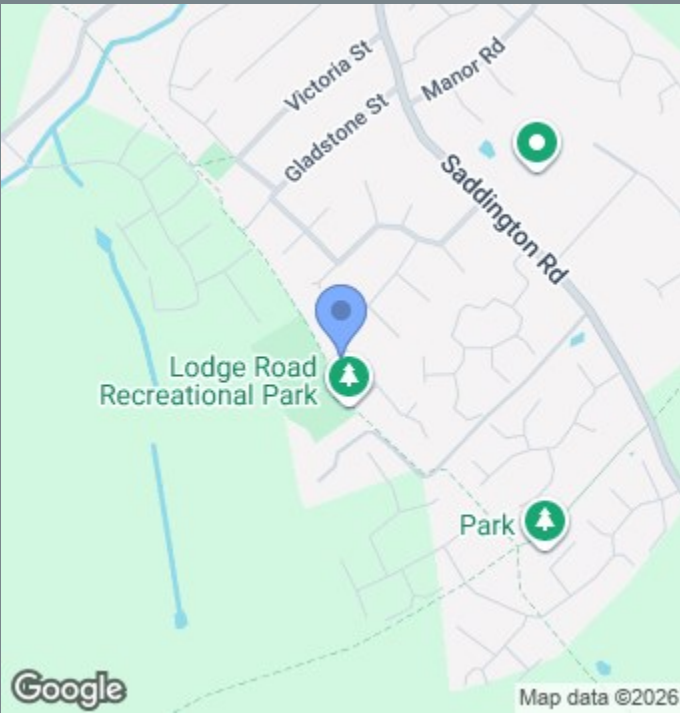


OVERVIEW

- Spacious Family Home
- Open Views To the Rear & Nio Chain
- Full Rewire & New Windows
- Hallway & Downstairs Cloakroom
- Lounge & Dining Kitchen With Sitting Area
- Three Bedrooms & Family Bathroom
- Driveway & Extended Garage
- Beautifully Landscaped Garden
- Viewing Is Essential
- EER -D Freehold, Tax - C

LOCATION LOCATION....

Lodge Road enjoys a wonderful position within the thriving village of Fleckney, a picturesque south Leicestershire community that has retained its village charm while offering an excellent range of modern amenities. Popular with families and professionals alike, Fleckney boasts a strong sense of community, with local events, sports clubs and village organisations helping to create a welcoming atmosphere. The village centre offers a selection of shops, caf  s, pubs, a Co-op supermarket and everyday conveniences, while larger retail destinations can be found in nearby Market Harborough, Wigston and Leicester. Families are particularly well catered for, with Fleckney Church of England Primary School and Kibworth Mead Academy both serving the area. Residents enjoy access to several green spaces, recreation grounds and countryside walks that surround the village, providing the perfect setting for outdoor pursuits. Despite its peaceful surroundings, Fleckney remains well connected, with convenient road links to Leicester, Market Harborough and the A6, alongside regular bus services to surrounding towns and villages. Combining village character, community spirit and excellent amenities, Lodge Road offers a fantastic opportunity to enjoy life in one of south Leicestershire's most desirable villages.



THE INSIDE STORY

Set within a sought-after village setting & enjoying delightful open views across the countryside to the rear, this beautifully presented detached family home offers spacious & versatile accommodation, perfect for modern family living. Offered to the market with no upward chain, the property has been improved by the current owners, including a full rewire, replacement windows & doors, providing peace of mind for years to come. The welcoming entrance hallway sets the tone for the accommodation beyond, leading through to a generous & stylish living room. Flooded with natural light, this impressive reception space features contemporary bi-folding doors that seamlessly connect the indoors with the garden, creating the ideal environment for both relaxing evenings & entertaining guests. At the heart lies the dining kitchen, fitted with a range of shaker-style units offering ample storage & workspace. Designed with family life in mind, the room comfortably accommodates a dining table for family meals, while an additional seating area provides a cosy space to unwind, making this a true social hub of the home. A useful ground floor WC offers excellent practicality & presents potential for the installation of a shower. To the first floor, the landing gives access to three well-proportioned bedrooms, each offering flexibility for growing families. Bedroom two benefits from fitted wardrobes, providing excellent storage solutions. The family bathroom is fitted with a classic white three-piece suite, serving the bedrooms with ease. Externally, the property continues to impress. A driveway provides ample off-road parking and leads to an extended garage, ideal for storage, hobbies or workshop space. The landscaped rear garden has been thoughtfully designed to offer a variety of areas to enjoy throughout the seasons, including a patio perfect for al fresco dining, a well-maintained lawn, colourful flower-filled borders & further seating areas to the top of the garden.

