

JAMES
SELICKS



Garner Way

FLECKNEY, LEICESTERSHIRE

Whether you're seeking extra space for a growing family or planning to downsize, this three-bedroom semi-detached home in the highly sought-after village of Fleckney may be just what you've been searching for.

Built in 2021 as part of the award-winning David Wilson development Fleckney Fields, the property offers two double bedrooms, a single bedroom, an open-plan dining kitchen, an ensuite shower room, and a modern family bathroom. Outside is a beautifully landscaped west facing rear garden.

Ideally located within walking distance of the village's highly regarded primary school, this modern home blends comfort, convenience, and contemporary living.

Offered with no upward chain • Attractive modern semi-detached home in a popular village setting • Well-proportioned sitting room with excellent natural light • Open-plan dining kitchen with direct garden accessed via a porch • Three bedrooms, including a principal bedroom with ensuite • Contemporary family bathroom and ground floor cloakroom • Well-maintained and neatly presented throughout • Driveway • West facing landscaped rear garden • Convenient access to village amenities and transport links

Accommodation

The property is entered via a welcoming entrance hall with cloakroom, leading through to a bright and comfortable sitting room positioned to the front elevation. To the rear, the open-plan dining kitchen forms the heart of the home with oiled oak floors throughout, fitted with a range of modern units and providing ample space for dining, with doors opening directly into a spacious porch and on into the garden, creating an ideal space for everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from an ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom. The overall accommodation is well balanced, offering flexibility for a range of buyers including families and those working from home (potential home office).

Outside

To the rear, the property enjoys a private and thoughtfully arranged west facing garden, featuring a substantially built workshop/home office, paved seating area, lawn and planted vegetable patches connected by a central pathway, ideal for both relaxation and outdoor entertaining. The garden is enclosed and offers a pleasant outlook, while to the front there is off-road parking and a neat frontage, completing this appealing village home.

Location

Fleckney is a very well-regarded south Leicestershire village situated in some of the county's most attractive rolling countryside. Amenities are well provided for and include a Doctors surgery, popular public house, local shopping, excellent primary schooling, sporting and recreational facilities. There is also excellent secondary schooling both in the state and private sector. Fleckney is conveniently situated for access into Leicester city centre to the north and Market Harborough to the south, both providing a wider range of amenities including mainline rail connections to London St Pancras in around an hour.





Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed.

Conservation Area: No

Tax Band: B

Services: The property is offered to the market with all mains services and gas-fired central heating.

NHBC: Remainder of warranty until 2031

Meters: Electric and gas smart meters, and a water meter

Loft: The loft is insulated

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

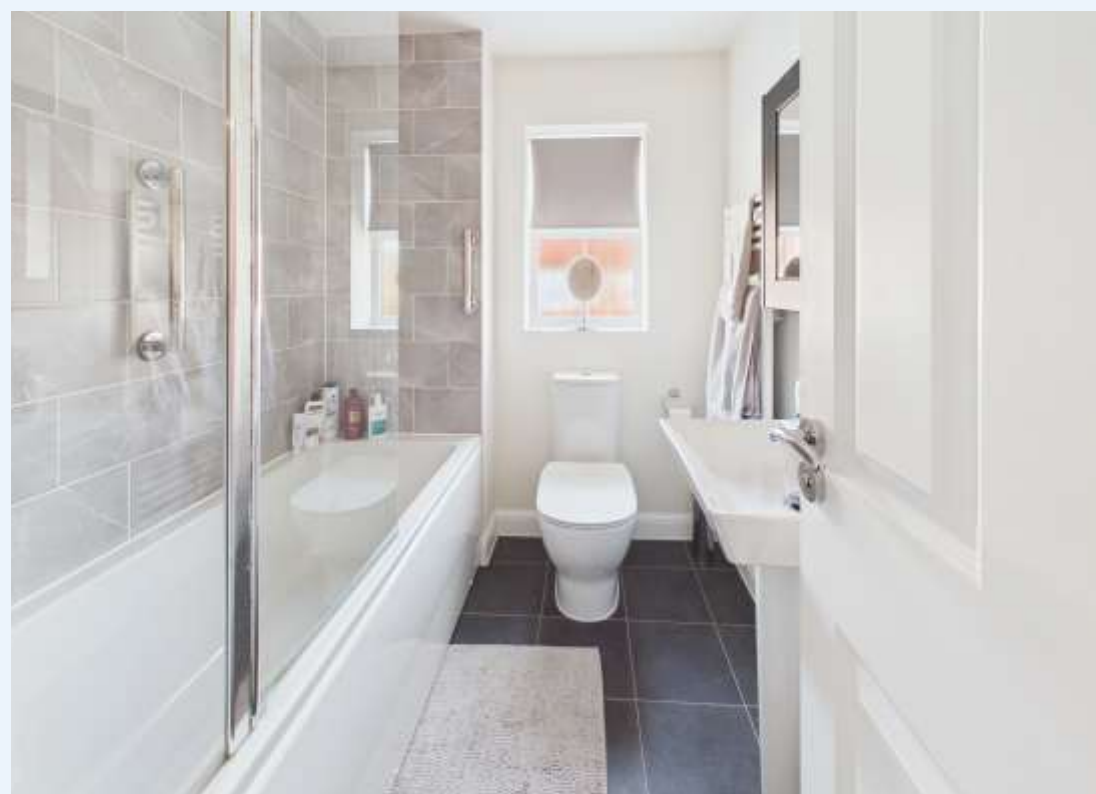
Accessibility: Two storey dwelling, no modifications

Planning issues: None our clients are aware of

Management Company: There is a service charge of £161.48 per year (as at 2026) to Trustgreen Limited who manage the shared communal areas on the development, such as the grass cutting.

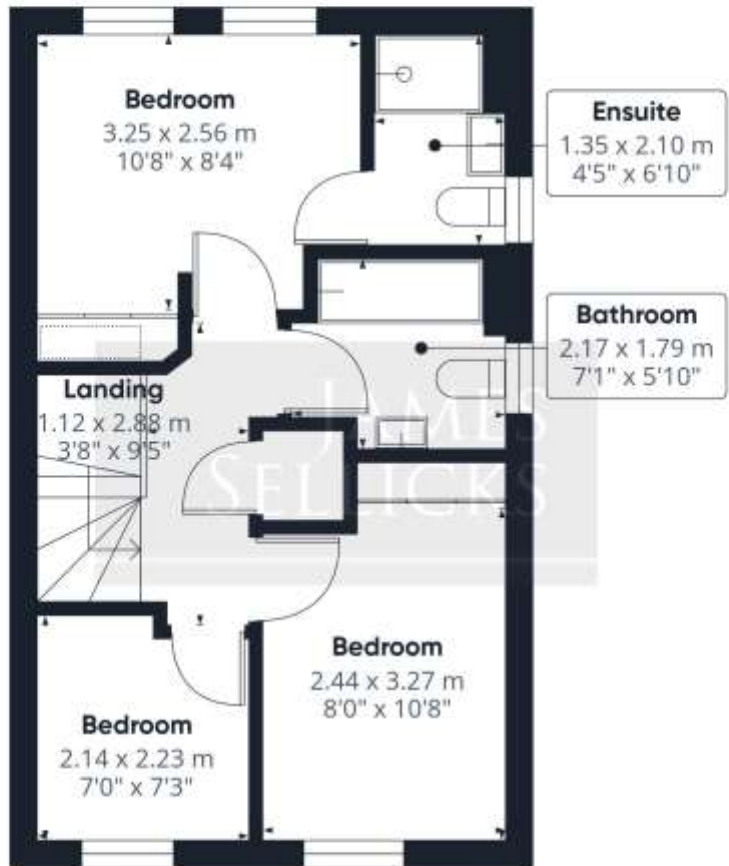
Sat Nav Information: The property's postcode is LE8 8EL, and house number 57.





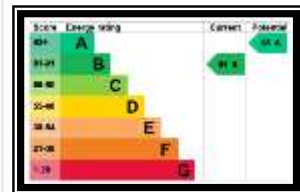


Floor 1



Floor 2

Approximate total area⁽¹⁾
73.4 m²
791 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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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.

