

FLOOR PLAN

DIMENSIONS

Porch
3'5 x 4'4 (1.04m x 1.32m)

Entrance Hallway

Dining Kitchen
21'7 x 10'4 (6.58m x 3.15m)

Lounge
14'3 x 22'1 (4.34m x 6.73m)

Conservatory
7'11 x 7'5 (2.41m x 2.26m)

Downstairs Cloakroom
2'5 x 6'6 (0.74m x 1.98m)

Store

Landing

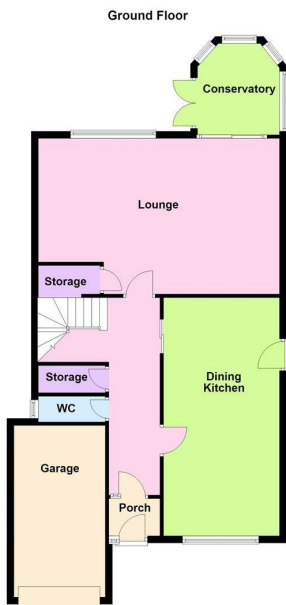
Bedroom One
11'9 x 14'1 (3.58m x 4.29m)

Bedroom Two
10'3 x 11'8 (3.12m x 3.56m)

Bedroom Three
12'10 x 11'7 ax (3.91m x 3.53m ax)

Shower Room
5'9 x 10'3 (1.75m x 3.12m)

Garage
16'6 x 8'4 (5.03m x 2.54m)

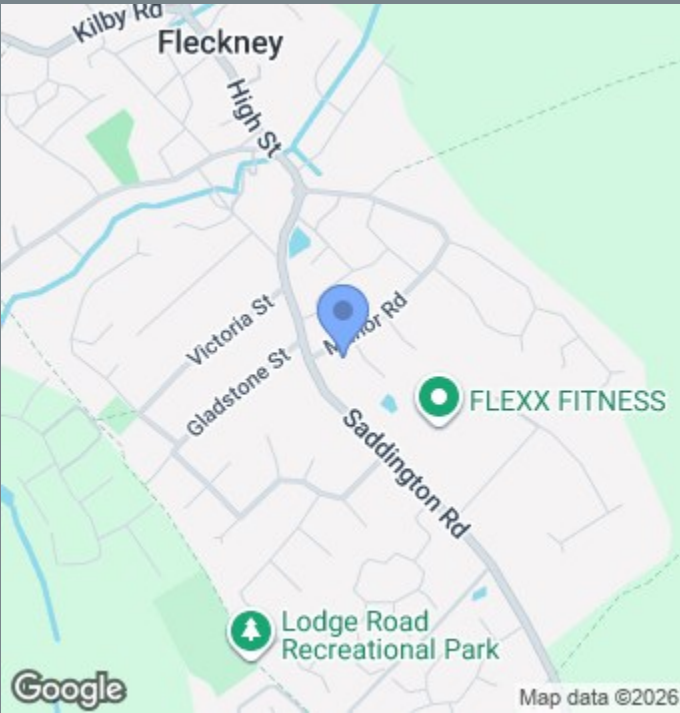


OVERVIEW

- Spacious Detached Family Home
- Wonderful Village Location
- No Onward Chain
- Porch & Hallway
- Dining Kitchen, Living Room & Conservatory
- Three Bedrooms & Bathroom
- Driveway & Garage
- Beautiful Rear Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax - D

LOCATION LOCATION....

Manor Road enjoys a lovely position within the ever-popular village of Fleckney, a thriving community that perfectly combines the charm of village life with excellent everyday convenience. Residents benefit from a great selection of local amenities, including a Co-op supermarket, Post Office, pharmacy, cafés, pubs, takeaways and a variety of independent shops, all within easy reach. Families are particularly well catered for with Fleckney C of E Primary School in the village and nearby Kibworth Mead Academy for older children. There are also sports facilities, parks, children's play areas and an abundance of countryside walks to enjoy. Despite its peaceful setting, Fleckney offers excellent transport links to Leicester, Market Harborough and surrounding villages, with easy access to the A6, A5199, M1 and M69, making Manor Road a wonderful location for families, professionals and those looking to enjoy a welcoming village lifestyle.



THE INSIDE STORY

Offered to the market with no onward chain, this spacious & extended detached home occupies a sought-after position in the popular village of Fleckney, offering generous accommodation that's perfect for families or those looking for versatile living space. Step through the porch into the welcoming entrance hall, setting the tone for the well-planned layout beyond. The heart of the home is the spacious dining kitchen, fitted with an excellent range of wall & base units, complemented by an eye-level double oven, gas hob with extractor & plenty of worktop space for keen cooks. The dining area enjoys a lovely front-facing window, creating the perfect setting for family meals, catching up over breakfast or entertaining friends, while a side door provides convenient access outdoors. The generous lounge is a wonderful place to relax, centred around a feature fireplace that creates a cosy focal point. Patio doors open seamlessly into the conservatory, providing additional living space that can be enjoyed as a second sitting room, garden room, playroom or home office, all while overlooking the rear garden. A downstairs cloakroom completes the ground floor. Upstairs, the landing leads to three well-proportioned double bedrooms, each offering comfortable accommodation. The modern shower room serves the first floor with a practical modern layout. Outside, the property continues to impress with a driveway providing off-road parking, an integral garage incorporating a useful utility area, ideal for keeping laundry separate from the main living space. To the rear, the attractive garden is beautifully established with a well-kept lawn, colourful flower borders & a patio seating area, creating a lovely spot to enjoy the warmer months, entertain guests or simply unwind in peaceful surroundings.

