



17 Garner Way, Fleckney
£240,000

**ANDREW
GRANGER & CO**

Part of

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





17 Garner Way

Fleckney, Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- David Wilson Home in semi rural location of Fleckney
- 2 Bed semi detached family home within a small development
- Landscaped rear garden
- Driveway for 2 vehicles
- Fitted kitchen with oven and hob
- Open plan lounge and diner with french doors to garden
- Family bathroom with bath and shower over, and feature towel radiator
- 2 Double bedrooms
- Downstairs WC and large understairs storage cupboard



Situated within a sought-after David Wilson development in the semi-rural village of Fleckney, this beautifully presented two-bedroom semi-detached home offers a superb blend of contemporary style and practical living.

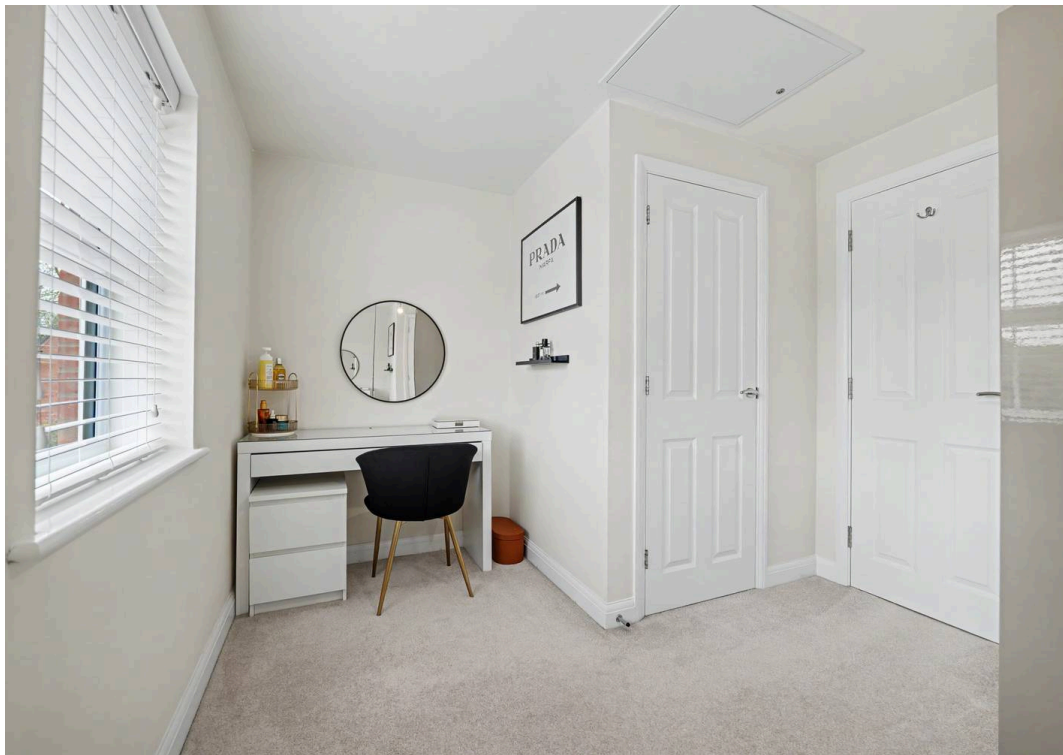
The property welcomes you with a bright entrance hall that provides access to a convenient downstairs WC, stairs to first floor and access to the living room and kitchen. The heart of the home is the open plan lounge and dining area, a bright and inviting space that is perfect for relaxing or entertaining, enhanced by French doors that allow natural light to flood in, and a generous understairs storage cupboard, ideal for coats, shoes, and household essentials. The modern fitted kitchen is well-equipped with an integrated oven and hob, ample worktop space, and tasteful cabinetry, making it a pleasure for any home chef.

Upstairs, you will find two well-proportioned double bedrooms, each offering ample space for furnishings and storage, making them ideal for families, couples, or professionals seeking flexible accommodation. The family bathroom is finished to a high standard, featuring a bath with shower over, a feature towel radiator, and contemporary fixtures and fittings.

Additional benefits of this stylish home include gas central heating, double glazing throughout, and high-quality finishes that reflect the attention to detail synonymous with David Wilson Homes.

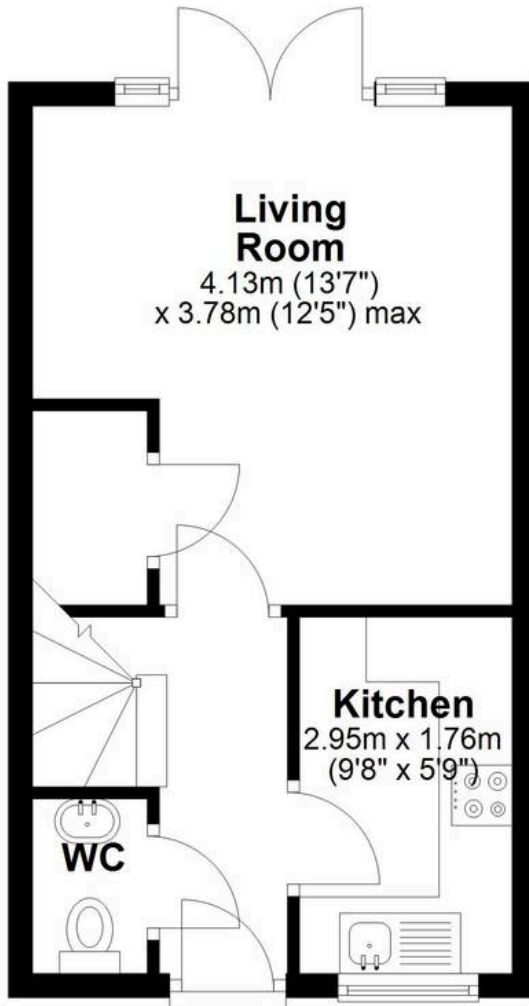
The property also boasts a private driveway with parking for two vehicles, ensuring convenience for residents and visitors alike. The rear garden has been beautifully landscaped with an extended stone patio, lawned areas and feature planting in bespoke borders, creating a relaxing environment to entertain or enjoy the sunshine in peace.

Located within a small, friendly development, this home enjoys the peace and tranquillity of a semi-rural setting while still being within easy reach of local amenities, schools, and transport links. Whether you are a first-time buyer, downsizer, or investor, this property presents an outstanding opportunity to acquire a modern, low-maintenance home in a desirable village location. Early viewing is highly recommended to fully appreciate the quality and comfort on offer.



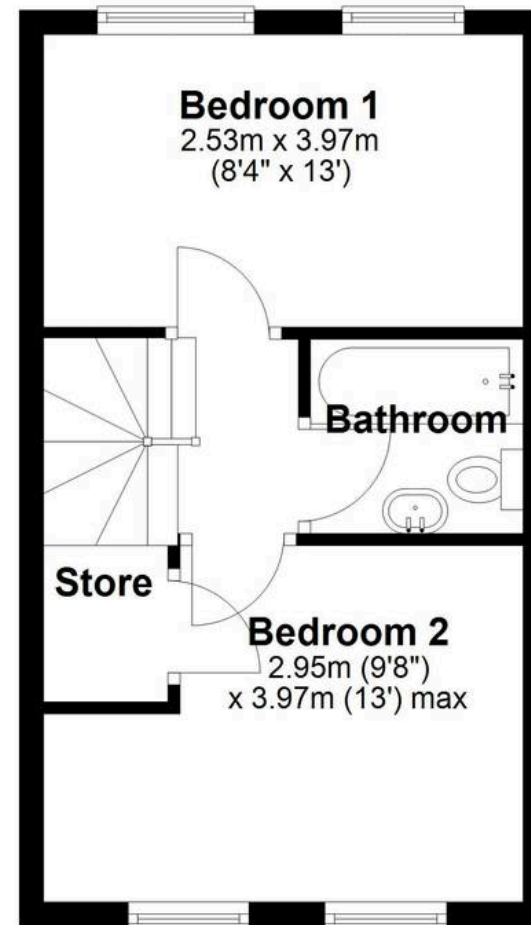
Ground Floor

Approx. 24.6 sq. metres (265.0 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 53.6 sq. metres (577.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.





Andrew Granger & Co (Part of Sheldon Bosley Knight)

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.