



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Room to Grow!"

Situated on an established road in the popular Leicestershire village of Fleckney, this semi-detached residence offers room to grow with its generous proportions, extended kitchen, three bedrooms and southwest facing garden!



Leicester Road
Fleckney
LE8 8BG





The property is conveniently located within walking distance of the local village amenities and primary school. The property is also within close driving distance of Market Harborough and Leicester which provide direct train links to London St Pancras.

Entrance through the uPVC front door leading into the entrance hall with laminate flooring, a useful storage cupboard and stairs flow up to the first-floor landing.

Galley style kitchen comprising laminate flooring, a host of eye and base level fitted units, square edged work surfaces, a stainless steel one and a half bowl sink, an integrated electric cooker with a four-ring electric hob, space for a washing machine, tumble dryer or fridge/freezer, and a door out to the side of the property.

Steps lead down from the kitchen to a breakfast room with French doors opening out to the garden.

Open plan living/dining room boasting a dual aspect with a window to the front elevation and French doors to the rear flooding the space with natural light.

First floor landing with access to the attic via a hatch.

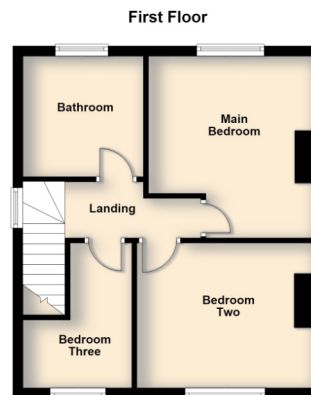
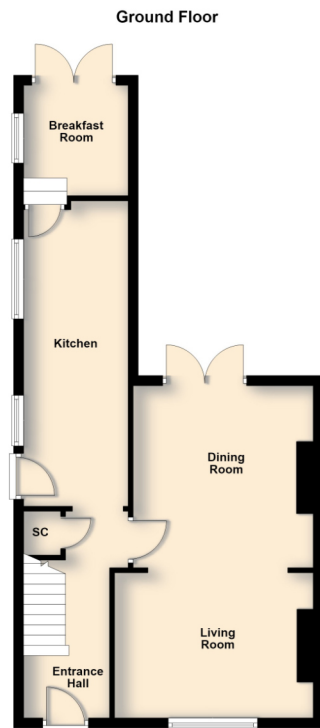
Three bedrooms, two of which are double in size with the main bedroom overlooking the rear garden.

Bathroom comprising laminate flooring, ceramic tiled walls and a white four-piece suite to include a low-level WC, a pedestal wash hand basin, a corner shower enclosure and a panel enclosed bath.

Detached single garage with a manual up and over door and a side personnel door.

The property benefits from a low maintenance gravelled frontage providing off road parking for three cars. The southwest facing rear garden is a real sun trap and features a paved patio leading from the rear doors with a hard standing path flowing down to the rear, past a lawn area and leading to the single garage.





Living Room - 3.94m x 2.87m (12'11" x 9'5")

Dining Room - 3.61m x 3.56m (11'10" x 11'8")

Kitchen - 6.02m x 2.06m (19'9" x 6'9") max

Breakfast Room - 2.36m x 2.03m (7'9" x 6'8")

Main Bedroom - 3.63m x 3.25m (11'11" x 10'8") max

Bedroom Two - 3.48m x 2.87m (11'5" x 9'5")

Bedroom Three - 2.87m x 2.21m (9'5" x 7'3") max

Bathroom - 2.41m x 2.39m (7'11" x 7'10") Liv

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.
co.uk

