



Edward Road, Fleckney LEICESTER LE8 8AD

welcome to

Edward Road, Fleckney LEICESTER

A beautifully presented detached family home located within a desirable cul-de-sac, featuring an impressive open-plan kitchen, dining and living area, four bedrooms, home office/bedroom five, en-suite to the principal bedroom, landscaped gardens, garage/store and ample off-road parking.

Front Garden

The property enjoys an impressive frontage, set back from the road behind a deep lawned garden with well-maintained borders and established planting. A generous driveway provides ample off-road parking for multiple vehicles and leads to the garage/store, creating both practicality and excellent kerb appeal. The attractive frontage complements the quality and style found throughout the home.

Porch

A welcoming entrance porch providing access to the main reception hall.

Entrance Hall

A bright and inviting reception hall featuring attractive oak flooring, a contemporary designer radiator, useful understairs storage and a staircase rising to the first floor accommodation.

Lounge

An elegant bay-fronted reception room filled with natural light, providing the perfect setting for relaxation. Features include a television point, stylish window blinds and a pleasant outlook over the front garden.

Open-Plan Kitchen/Diner

Undoubtedly the heart of the home, this exceptional open-plan living environment has been thoughtfully designed for modern family living and entertaining. Flooded with natural light via three large sliding doors and twin Velux roof windows, the space seamlessly connects with the rear garden.

The impressive bespoke kitchen is centred around a substantial island with breakfast bar seating and integrated power points. High-quality features include NEFF slide-and-hide ovens, microwave and

warming drawer, Bosch five-ring gas hob, wine fridge, integrated dishwasher, instant boiling water tap, extensive storage solutions and a range of illuminated cabinetry. Beautifully appointed throughout, this stunning space flows effortlessly into the dining and family seating areas, creating a sociable and versatile living environment.

Utility Room

A practical and well-equipped utility room fitted with a range of wall and base units, ample worktop space, plumbing for laundry appliances, tiled flooring and a heated towel rail.

Ground Floor Shower Room

Stylishly appointed with a contemporary suite comprising a double shower enclosure, wash hand basin and WC, complemented by tiled flooring, heated towel rail and inset ceiling lighting.

Study / Home Office/Bedroom 5

A versatile room ideal as a home office, study, hobby room or occasional fifth bedroom. Enjoying patio doors and a Velux roof window, the room benefits from excellent natural light and direct access to the garden.

Master Bedroom

A beautifully presented principal suite featuring plantation shutters, a rain-sensor Velux window, inset ceiling spotlights and a contemporary designer radiator, creating a calm and relaxing retreat.

En-Suite Shower Room

A luxurious en-suite fitted with a generous walk-in double shower, twin wash hand basins, WC and a steam-resistant illuminated mirror. Finished with modern tiling and a heated towel rail.

Bedroom Two

A spacious double bedroom overlooking the rear garden, benefiting from fitted wardrobes and integrated drawer units providing excellent storage.

Bedroom Three

A well-proportioned double bedroom with a pleasant front-facing aspect and ample space for freestanding furniture.

Bedroom Four

A comfortable bedroom featuring useful built-in storage cupboards and enjoying views to the front elevation.

Family Bathroom

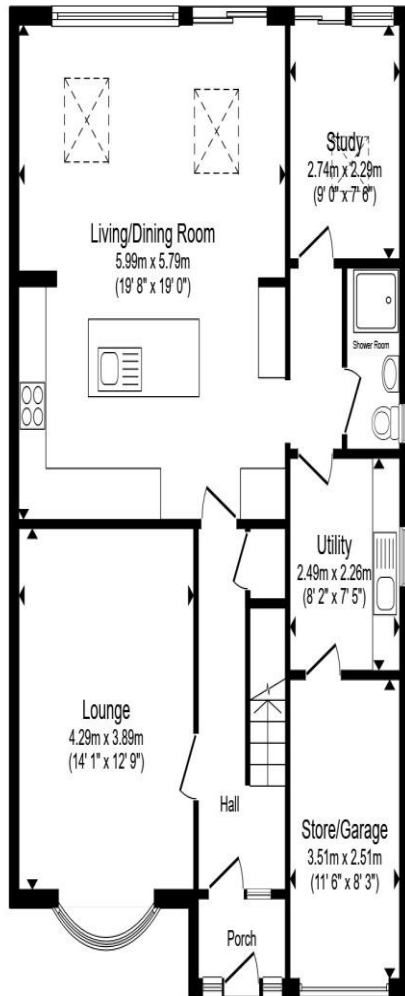
Beautifully finished with a contemporary suite comprising a panelled bath with rainfall shower and separate handset, wash hand basin and WC. Complemented by stylish tiling, a heated towel rail and quality fittings throughout.

Rear Garden

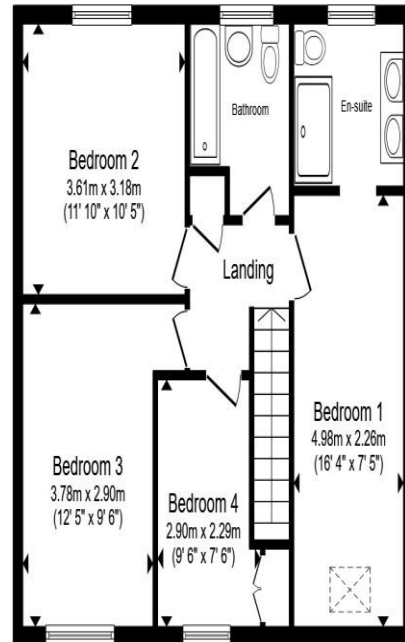
The beautifully landscaped rear garden has been thoughtfully designed to provide a superb outdoor living space, perfect for both family enjoyment and entertaining. A generous paved terrace extends directly from the house, creating the ideal setting for al fresco dining and summer gatherings. Beyond, a well-maintained lawn is bordered by mature shrubs and planting, offering colour, privacy and year-round interest. Enjoying a high degree of seclusion, this attractive garden provides a safe and relaxing environment for children, pets and outdoor entertaining alike.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of



Ground Floor



First Floor

Total floor area 151.0 m² (1,625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Edward Road,
Fleckney LEICESTER

- Detached Family Home
- Open-Plan Living Space
- Four Bedrooms + Office
- En-Suite & Family Bathroom
- Garden, Garage & Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£450,000



view this property online williamhbrown.co.uk/Property/OAD109035



Property Ref:
OAD109035 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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