ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

39 Main Street, Fleckney, LE8 8AP









Offers Over £600,000

With a paddock to the rear approaching one acre, generous rear garden with large timber summer house and the main house approaching 2,300 square feet, this property is a unique proposition that must be seen to be appreciated. Access to the paddock is via the property's driveway leading down the side of the garden. Adams & Jones believe there may be potential to develop on the paddock subject to all necessary permissions and planning consent being sought by the potential buyer prior to purchase. The property itself is a substantial detached period property and in brief comprises; entrance hall, ground floor WC, breakfast kitchen, utility room, three reception rooms and a ground floor fifth bedroom with en-suite wet room. To the first floor there are four bedrooms and bathroom.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall



Composite front entrance door. UPVC double-glazed window to front. Tiled floor. Radiator.

Ground Floor WC



WC. Wash hand basin over storage unit. Tiled flooring. UPVC double-glazed window to front. Radiator.

Breakfast Kitchen 22'6" x 13'11" max (6.86m x 4.24m max)



UPVC double-glazed window to front. Two single-glazed windows through to utility. Timber rear entrance door. Fitted range of wall and floor mounted units. Electric stove style cooker with extractor hood over. Original cast iron stove cooker. Space for dishwasher. Space for American style fridge/freezer. Slate tiled flooring. Radiator.



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Utility 15'0" x 8'9" (4.57m x 2.67m)



Double-glazed window and double-glazed rear entrance door. Sink. Space and plumbing for appliances. Slate tiled flooring. Radiator.



Dining Room 15'2" x 12'5" (4.62m x 3.78m)



Window to front aspect. Built in cupboard and display unit. Radiator. Store room off.



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Family Room/Study 14'1" x 14'0" (4.29m x 4.27m)



Double-glazed sash window to front. Open cast iron fireplace. Picture rail. Radiator.

Lounge 19'0" x 15'0" (5.79m x 4.57m)



Double-glazed sliding patio doors to rear. Double-glazed window. Timber beams to ceiling. Radiator.





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Bedroom Five 17'8" x 8'3" (5.38m x 2.51m)



Timber double-glazed window to side. UPVC double-glazed window to rear. UPVC double-glazed French door to rear. Radiator. Door through to en-suite.

Jack & Jill En-Suite Wet Room 12'3" x 7'3" (3.73m x 2.21m)



UPVC double-glazed window to side. Wet room floor with shower over. WC. Wash hand basin. Heated towel rail.

Landing

Bedroom One 15'0" x 14'1" (4.57m x 4.29m)



UPVC double-glazed windows to front and rear. Two radiators.

Bedroom Two 14'1" x 14'0" (4.29m x 4.27m)



Double-glazed sash window to front. Window to side. Cupboard housing hot water tank. Wardrobe with double-glazed sash window to front. Picture rail. Wash hand basin. Radiator.

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Bedroom Three 10'11" x 7'8" (3.33m x 2.34m)



Double-glazed window to front. Radiator.

Bedroom Four 10'10" x 7'1" (3.30m x 2.16m)



UPVC double-glazed window to rear. Radiator.

Bathroom 10'11" x 6'2" (3.33m x 1.88m)



Double-glazed window to front. WC. Wash hand basin over storage unit. Panelled bath with shower over and glazed shower screen. Tiled walls. Radiator.

Front



Driveway providing off road parking for several vehicles with front garden hosting a variety of plants and shrubs. Timber double vehicle access gate through to the rear garden and paddock.

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Rear Garden



Mainly laid to lawn with paved patio area. Timber decking. Further large plot with hard standing for numerous vehicles leading to double metal gates into the paddock.







Large Timber Summer House 18'6" x 15'9" (5.64m x 4.80m)



Two sets of bi-fold doors to dual aspects. Fitted range of floor mounted kitchen units with work tops over. WC and wash hand basin to corner.



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Paddock



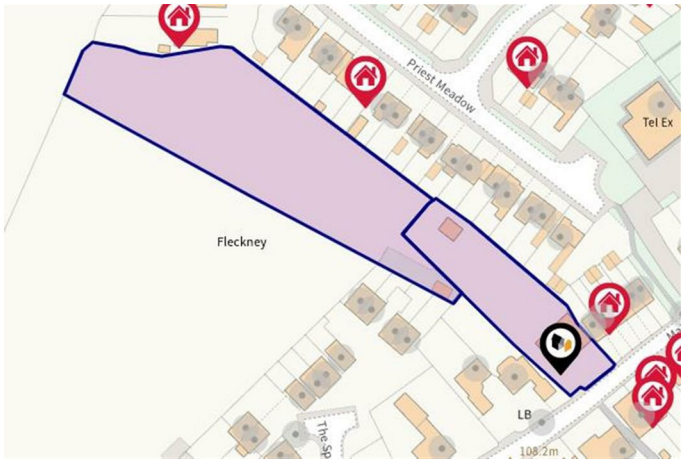
Approx one acre. Offering space for live stock (permissions reliant) or potential for development subject to all necessary planning consents.





Rear Aspect





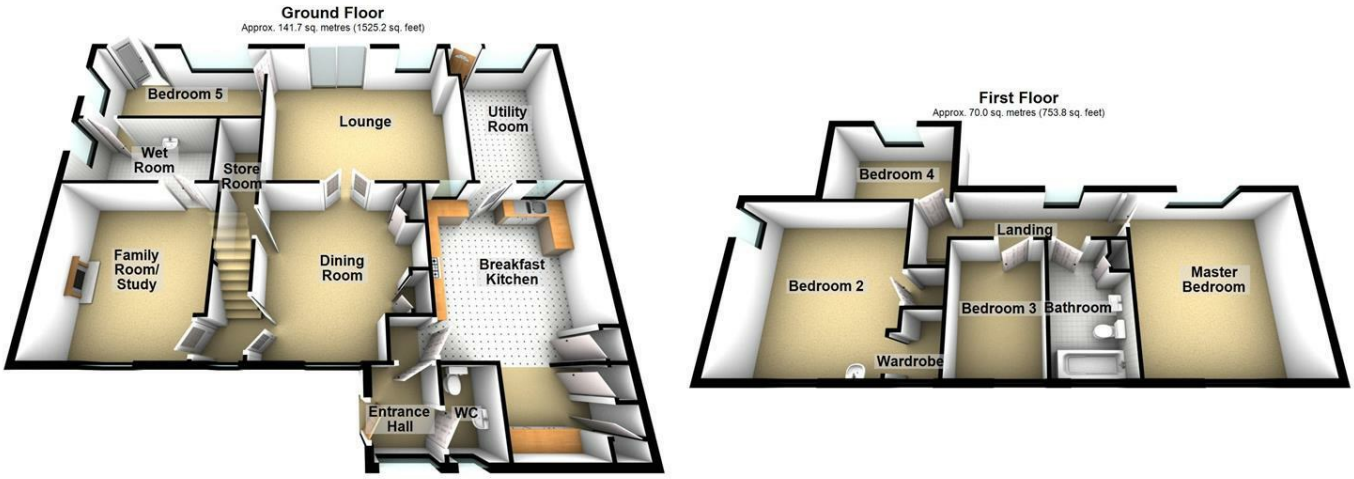
Notice For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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Floor Plan



Total area: approx. 211.7 sq. metres (2279.0 sq. feet)

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Area Map



Energy Efficiency Graph

