



Langdale, Fleckney

Offers in Excess of £325,000 Freehold

Stunning 3-bed detached home in Fleckney. Features an open-plan lounge/diner, conservatory, bathroom, garage, ample off-road parking for 4 cars, and private garden. Excellent local schooling nearby.





Entrance Hall

With stairs to first floor, laminate flooring, radiator.

Ground Floor WC

8' 6" x 2' 11" (2.60m x 0.90m)

With low-level WC, wash hand basin, understairs cupboard.

Open Plan Lounge Dining Room

23' 7" x 20' 8" (7.19m x 6.30m)

With two double-glazed windows to the front elevation, a double-glazed window to the rear elevation, bi-folding doors to the conservatory, a gas fire with fire surround, part laminate flooring, part carpeted, and three radiators.

Kitchen

10' 2" x 10' 2" (3.10m x 3.10m)

With double-glazed window to rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point with chimney hood over, plumbing for washing machine, built-in dishwasher, double-glazed door to side elevation.

Conservatory

9' 2" x 9' 2" (2.80m x 2.80m)

With double-glazed doors to the rear garden, laminate flooring, double-glazed windows to the side and rear elevations, and a radiator.



First Floor Landing

Loft access with pull-down ladder, walk-in eaves storage, radiator.

Bedroom One

10' 10" x 10' 2" (3.30m x 3.10m)

With a double-glazed window to the front elevation, radiator.

Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m)

With double-glazed window to rear elevation, radiator.

Bedroom Three

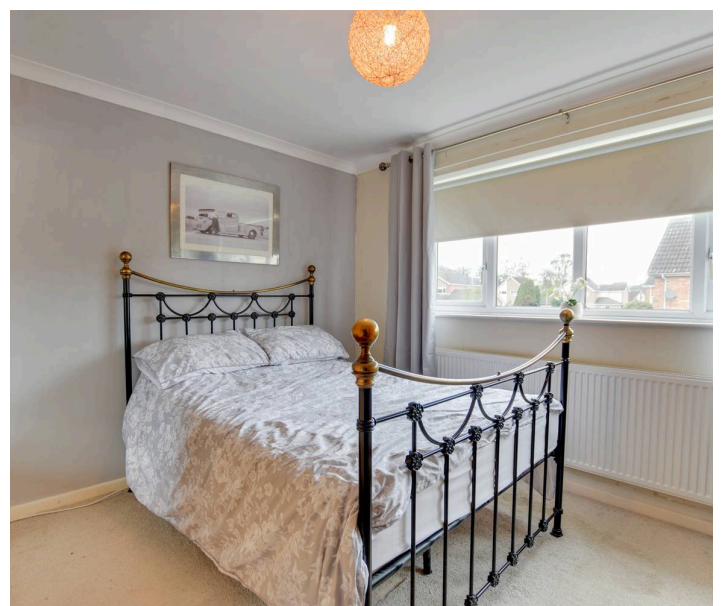
10' 2" x 7' 3" (3.10m x 2.20m)

(narrowing to 2.0m) With a double-glazed window to the front elevation, built-in cupboard, inset ceiling spotlights, radiator.

Bathroom

9' 6" x 5' 3" (2.90m x 1.60m)

With bath with mixer tap shower attachment, separate tiled shower cubicle, wash hand basin, low level WC, tiled flooring, radiator.









Front Garden

Driveway to the front and side providing ample off-road parking with gated side access

Rear Garden

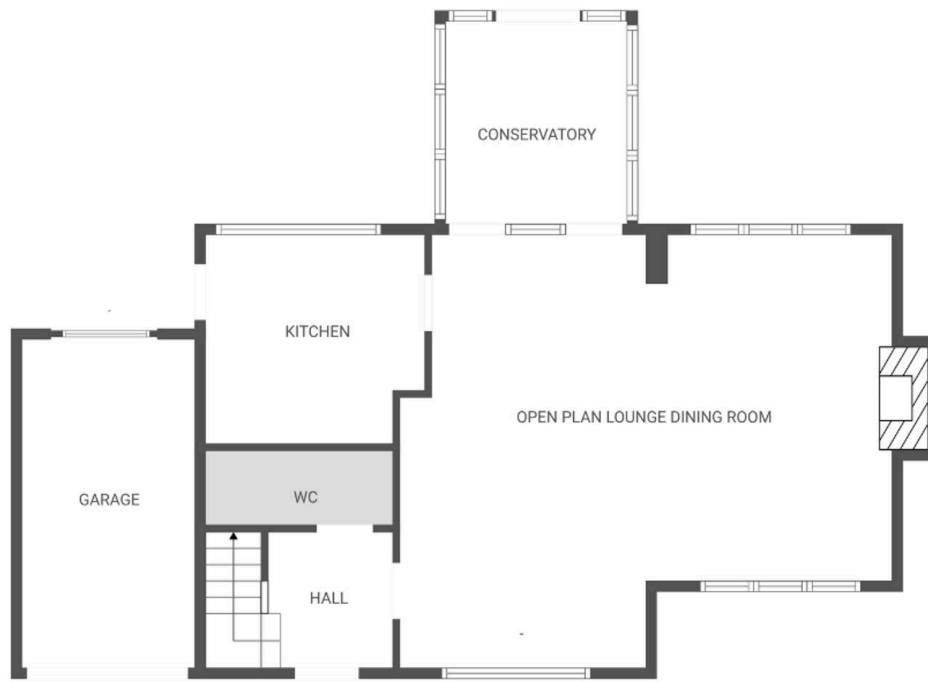
Patio area leading to a mainly lawned garden with mature hedging and shrubs to borders

Garage

Up-and-over door to front elevation, power and lighting

Driveway

With space for four vehicles.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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The property is perfectly situated for everyday amenities within the village of Fleckney such as local Co-op, regular bus routes running to and from Leicester City Centre and popular local schooling such as Leicester Grammar School. Well known attractions are also within reach including nearby Wistow Maze in Wistow and both Leicester and Market Harborough train stations with just over an hour commute to London.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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