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ESTATE AGENTS

Room Sizes

Living Room
12'01 x 12'01

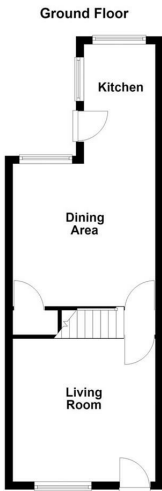
Dining Area
12'01 x 12

Kitchen
10'04 x 6

Bedroom One
15'05 x 12'01

Bedroom Two
9'02 x 9'02

Bathroom
10'04 x 6'05



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
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OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Kilby Road, Fleckney, Leicester LE8 8BL

£235,000

The Story Begins

- Period Semi Detached Home
- Beautifully Renovated & Improved
- No Upward Chain
- Living & Dining Room
- Stylish Fitted Kitchen
- Two Bedrooms. The master bedroom benefits from built-in wardrobes, while bedroom two has previously accommodated a double bed by the current owners.
- Stunning Bathroom - A three piece Suite, comprising of a bath with shower over, wash hand basin and low level wc.
- Pretty Garden, mainly laid to lawn with patio area.
- Energy Rating D & Council Tax Band B - Freehold

Location Is Everything

Fleckney is a charming village in the Harborough district of Leicestershire, offering a wonderful blend of village life and everyday convenience. The village boasts a popular primary school, a well-used village hall and a strong sense of community.

With a good selection of local shops, restaurants and traditional public houses, along with the recent addition of Flexx Fitness Gym, Fleckney provides everything needed for day-to-day living. Conveniently positioned between Market Harborough and South Wigston railway stations, the village also offers good access to wider transport links.

Surrounded by beautiful open spaces and countryside, Fleckney offers the best of both worlds, with rural walks quite literally on your doorstep. A truly lovely place to call home.



Inside Story

Occupying a non-estate position in the sought-after village of Fleckney, this attractive period semi detached home has been extensively renovated by the current sellers, creating a stylish and beautifully presented property that is ready for its next owners to simply move in and enjoy.

Step inside and the care that has gone into the home is immediately apparent. The welcoming living room has a contemporary yet cosy feel, with a feature fireplace and tasteful décor providing the perfect setting for relaxing. To the rear, a generous dining area offers plenty of space for family meals and entertaining and flows naturally through to the newly fitted kitchen. Finished with sleek dark cabinetry, contrasting work surfaces and a Smeg range-style cooker, it is a smart and practical space with views over the garden.

Upstairs, the property offers well-proportioned double bedroom accommodation, with built in wardrobes, complemented by a newly fitted bathroom with a striking monochrome scheme, marble-effect tiling, patterned flooring and contemporary black fittings.

The sellers advise us that the property has undergone a programme of renovation and improvement, including a rewire, new boiler with MagnaClean system, new kitchen, new bathroom and new fencing, while an EV charging point has also been installed.

Outside, the rear garden is a particular feature. Exceptionally long and offering an impressive amount of outdoor space, it incorporates lawned and seating areas together with hard standing and a garden shed. The garden is ideal for families, entertaining or simply enjoying the warmer months.

To the front is a gravelled area providing space for two vehicles, together with an EV charger. The current owners access the driveway via the existing dropped kerb to the side of the property. Prospective purchasers are advised to make their own enquiries regarding the necessary consents should they wish to lower the kerb to the front of the home.

