

## FLOOR PLAN

### DIMENSIONS

#### Lounge

15'2" x 10'5" (4.64 x 3.18)

#### Dining Kitchen

18'11" x 10'2" max (5.79 x 3.11 max)

#### Bedroom 1

15'8" x 10'5" (4.78 x 3.18)

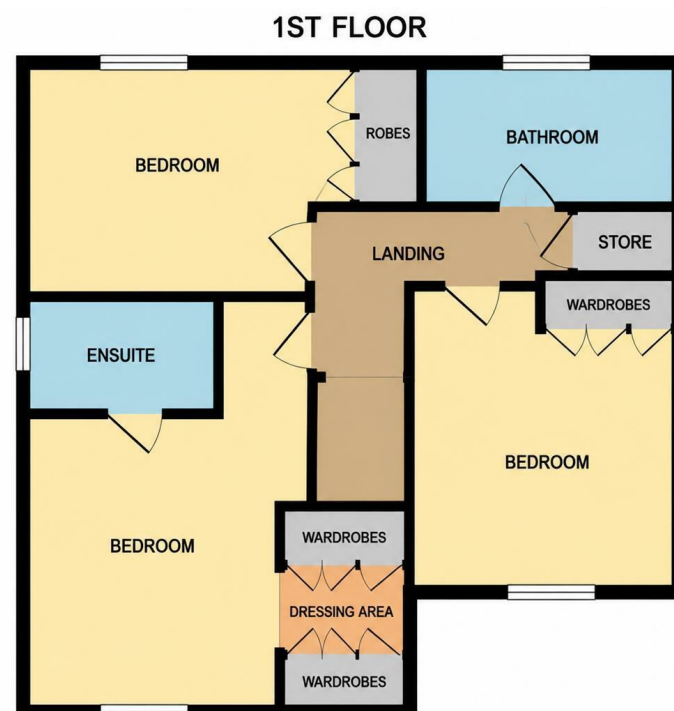
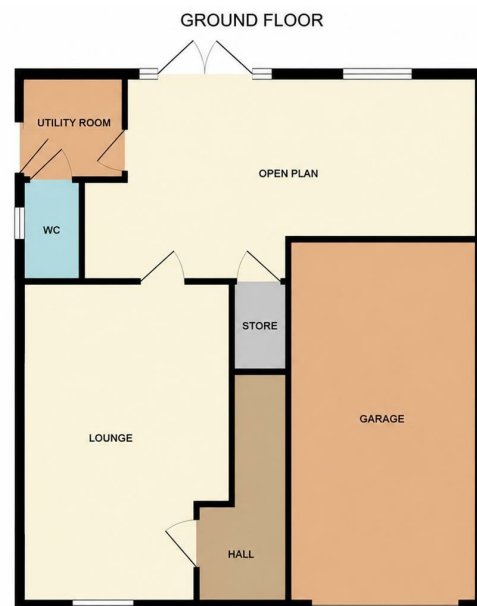
#### Bedroom 2

12'0" x 9'1" (3.68 x 2.79)

#### Bedroom 3

11'5" x 9'8" (3.49 x 2.97)

#### Family Bathroom



**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 13 Leicester Road, Wigston, Leicester, LE18 1NR  
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.co.uk/)  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

86 Garner Way, Fleckney, LE8 8EJ

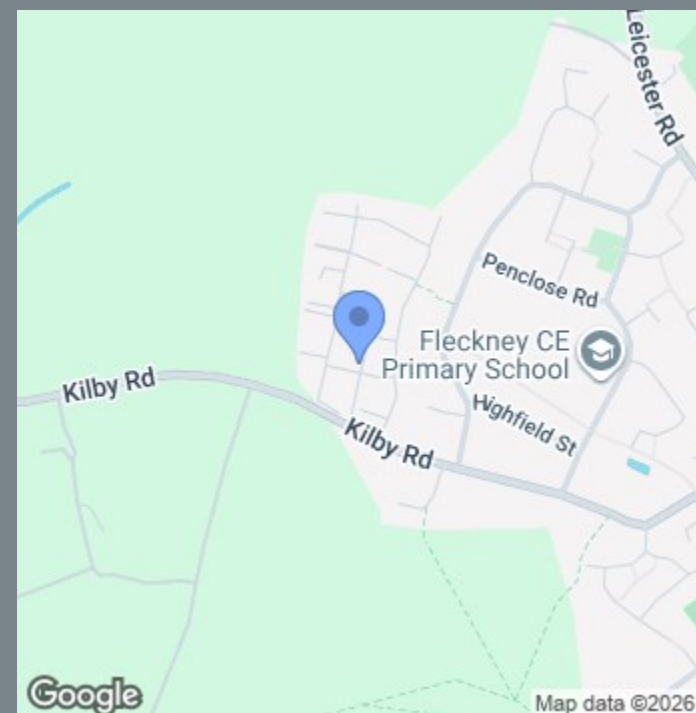
Offers In Excess Of £325,000

## OVERVIEW

- Stunning Detached Home
- Fabulous Location
- Situated With Open Views To Front
- Lounge & Open Plan Dining Kitchen
- Downstairs Cloakroom & Utility
- Three Double Bedrooms
- Primary En suite & Family Bathroom
- Driveway & Garage
- Landscaped Garden
- EER - B, Freehold, Tax D

## LOCATION LOCATION....

Garner Way enjoys a delightful position within the thriving village of Fleckney, a highly regarded south Leicestershire village that perfectly combines countryside charm with modern convenience. Known for its strong sense of community and welcoming atmosphere, Fleckney offers a wonderful lifestyle for families, professionals and retirees alike. The village centre is home to a variety of local shops, cafés, pubs, a supermarket and everyday amenities, creating a true village feel where everything is close at hand. Families are particularly drawn to the area thanks to its well-regarded schools, including Fleckney Church of England Primary School and Leicester Road Primary School, alongside a wealth of local clubs and community groups. Residents also enjoy access to nearby parks, recreational facilities and beautiful surrounding countryside, with numerous walking routes connecting the village to the rolling Leicestershire landscape. Despite its peaceful setting, Fleckney remains well connected, with straightforward access to Market Harborough, Leicester, the A6 and M1, making it an excellent choice for commuters. Combining village character, community spirit and everyday convenience, Garner Way enjoys a wonderful setting within one of the county's most sought-after villages.



## THE INSIDE STORY

In the lovely village of Fleckney this home enjoys attractive open views over a park to the front, creating a wonderful sense of space and an enviable setting for family life. This beautifully presented family home offers spacious & thoughtfully designed accommodation throughout, perfectly suited to modern living. From the moment you step into the welcoming hallway, there is a wonderful sense of space & practicality that continues throughout the property. To the front of the home, the lounge provides a comfortable & inviting retreat, with a window allowing natural light to pour in, creating the perfect space for relaxing with family or unwinding at the end of the day. To the rear, the impressive open plan dining kitchen truly forms the heart of the home. Designed with family life & entertaining in mind, this sociable space offers ample room for cooking, dining & gathering together. The dining area enjoys French doors opening directly onto the garden, seamlessly blending indoor & outdoor living and making it ideal for summer entertaining, family celebrations, or simply enjoying views of the garden while dining. A separate utility room helps keep the main living space organised, while a downstairs cloakroom adds further convenience. Upstairs, the landing leads to three generous double bedrooms. All three bedrooms benefit from fitted wardrobes, providing excellent storage. The primary bedroom enjoys the added luxury of its own en suite shower room, creating a peaceful sanctuary away from the main living areas. The family bathroom serves the remaining bedrooms & provides a bright, comfortable space for everyday living. Externally, the property continues to impress with a driveway providing off-road parking & access to the integrated garage, offering additional storage or potential for a variety of uses subject to requirements. The landscaped rear garden has been thoughtfully designed for ease of maintenance, with artificial grass & a patio for alfresco dining.

