



Off Arnesby Road, Leicester, LE8 8EU

ANDREW  
GRANGER & CO

Part of  
SHELDON  
BOSLEY  
KNIGHT  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Nestled on the edge of the charming village of Fleckney, Leicester, this delightful semi-detached house offers a perfect opportunity for first-time buyers seeking a modern and energy-efficient home. This new build property boasts a contemporary design and is equipped with the latest features to ensure comfort and convenience.

The house comprises two spacious double bedrooms, providing ample space for relaxation and rest. The open plan kitchen and dining area create a welcoming atmosphere, ideal for entertaining guests or enjoying family meals. The layout is designed to maximise natural light, making the living space feel bright and airy.

With a well-appointed bathroom, this home caters to the needs of modern living. Additionally, the property includes parking for two vehicles, a valuable asset in today's busy world. The energy-efficient design not only contributes to a reduced carbon footprint but also helps save on fuel bills, making it a financially savvy choice for prospective homeowners.

Furthermore, the property comes with an NHBC new build warranty, offering peace of mind for the new owners. This home is not just a place to live; it is a lifestyle choice that combines comfort, efficiency, and modern living in a picturesque setting. Do not miss the chance to make this lovely house your new home.





## Key Features

- 2 double bedrooms
- Off road parking
- Integrated appliances included
- Georgian style windows
- Open Plan Kitchen/Diner
- Ideal first home or investment
- Enjoy peace of mind with a 10 year warranty
- You could save thousands of pounds a year on your energy bills
- French doors to rear garden

**£260,000**





**Ground Floor**

Sitting Room	3160	x	4535	10'4"	x	14'11"
Kitchen/Dining	4160	x	3375	13'8"	x	11'1"
WC	1400	x	1050	4'7"	x	3'5"



**First Floor**

Master Bedroom	4160	x	3355	13'8"	x	11'0"
Bedroom 2	4160	x	2760	13'8"	x	9'1"
Bathroom	2000	x	2100	6'7"	x	6'11"



2 Double Bedrooms



Designer  
Sanitaryware



Ideal for  
first time buyers!



Scan me!



**EPC Rating -**



NEW  
HOMES  
QUALITY  
CODE

**Tenure - Freehold**

**Council Tax Band - New Build**

**Local Authority  
Harborough District Council**

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

REV C04A

Key



Note to customers. Information shown change at any time. Alterations and variations may occur during the build process. As such the design and dimensions may differ from what is shown. Dimensions should not be used for carpet or flooring sizes or items of furniture. Whilst we make every effort to ensure our information is kept up-to-date, there may be a delay in updating the drawing due to changes in Building Regulations / Planning / Sales Specification. Home purchasers are advised to check with the Sales Manager whether any alterations have been made. Computer generated image of the home is an artistic interpretation, variations in materials may differ from plot to plot such as brick finishes, render, roof tile colours, and paint finishes. Chimney's shown are plot specific, refer to development layout for homes with chimneys. Homes may be handed versions of the computer generated image. Company No: 4346861 | Davidsons Homes | Registered Office: Fishers Solicitors, Unit R Ivanhoe Business Park, Ashby de la Zouch, Leicestershire, LE65 2AB



To view this property please contact our New Homes (Leicestershire) office  
on 0116 3087740

Part of  
**ANDREW  
GRANGER & CO**  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS