



81 Coleman Road, Fleckney

£275,000 Freehold

Offered with no upward chain, this three-bedroom detached family home occupies a popular position within Fleckney, backing onto school playing fields and offering excellent scope for modernisation.





Entrance Hall

8' 8" x 7' 1" (2.65m x 2.15m)

Welcoming entrance hall benefiting from coving, laminate flooring, a radiator and a window providing natural light. Providing access to the ground floor WC, staircase and lounge.

Ground Floor W/C

5' 7" x 3' 9" (1.70m x 1.15m)

Fitted with a WC and a wash hand basin with a storage unit beneath. Benefiting from laminate flooring, a radiator, a towel rail and access to a useful storage area.

Lounge

21' 8" x 12' 0" (6.60m x 3.66m)

Spacious dual-aspect reception room extending from the front to the rear of the property. Benefiting from a window to the front elevation, patio doors opening onto the rear garden, fitted carpet, radiator and access through to the dining room. Providing ample space for both seating and entertaining.

Dining Room

10' 1" x 10' 0" (3.08m x 3.06m)

Positioned to the rear of the property and benefiting from a window overlooking the garden, fitted carpet, radiator and access through to the kitchen. A practical space for family dining and entertaining.



Kitchen

12' 5" x 7' 8" (3.78m x 2.33m)

Fitted with a range of wall and base units with complementary work surfaces. Features include an integrated oven, hob and extractor fan, vinyl flooring, electric heater and window overlooking the rear garden. A door provides direct access to the garden.

Stairs & Landing

5' 5" x 2' 6" (1.66m x 0.75m)

Fitted with a WC and benefiting from vinyl flooring, a radiator and a window to the side elevation.

Separate W/C

5' 5" x 2' 6" (1.66m x 0.75m)

Fitted with a WC and benefiting from vinyl flooring, a radiator and a window to the side elevation.

Bathroom

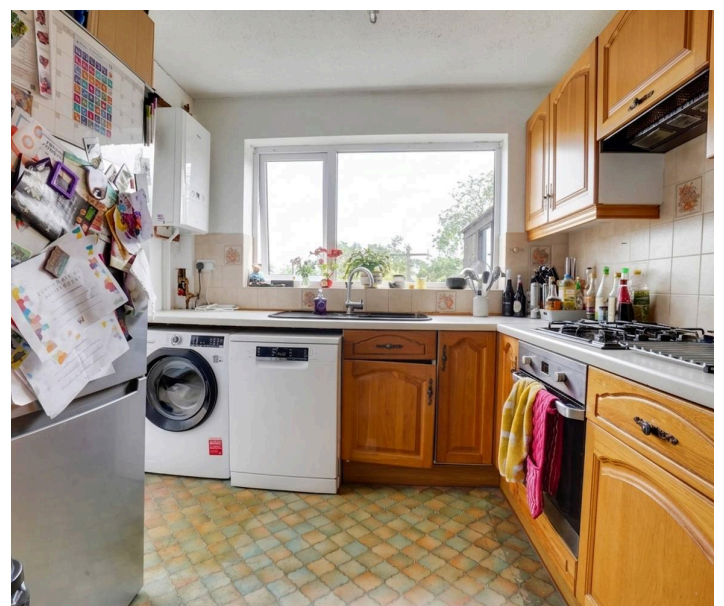
6' 10" x 6' 9" (2.08m x 2.07m)

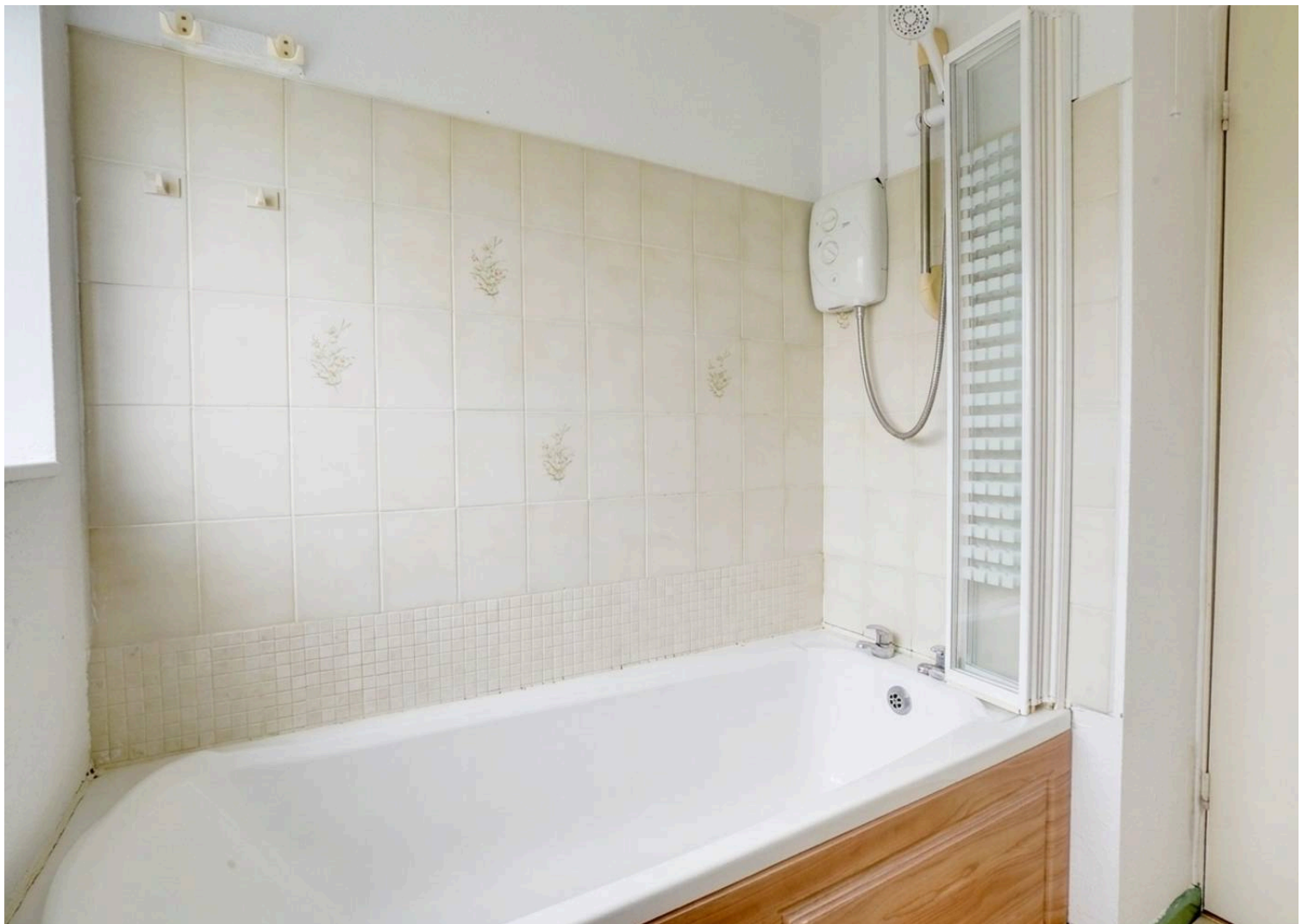
Fitted with a bath incorporating an electric shower over and a folding glass shower screen together with a wash hand basin set within a vanity unit. Benefiting from an airing cupboard, vinyl flooring, a radiator and a window to the rear elevation.

Bedroom One

11' 1" x 10' 9" (3.39m x 3.28m)

Double bedroom positioned at the front of the property. Benefiting from a large window to the front elevation, fitted carpet and radiator beneath the window. Offering space for a king-size bed and additional bedroom furniture.









Bedroom Two

11' 1" x 10' 0" (3.38m x 3.04m)

Double bedroom overlooking the rear garden. Benefiting from fitted carpet, radiator and window to the rear elevation.

Bedroom Three

10' 8" x 6' 7" (3.25m x 2.01m)

Well-proportioned third bedroom benefiting from fitted carpet, built-in cupboard/wardrobe space, radiator and window to the front elevation.

Front Garden

The property is set back from the road and benefits from a generous frontage providing off-road parking. The driveway extends across the front of the property and provides access to the attached garage.

Rear Garden

Generous rear garden providing an excellent outdoor space for families and keen gardeners alike. Benefiting from patio and lawned areas together with established boundaries. A particular feature of the property is the rear aspect backing directly onto the playing fields of Fleckney Primary School, creating a more open outlook than many comparable properties.

Garage

Attached single garage providing secure parking, storage and workshop potential.

Driveway

Driveway providing off-road parking for up to two vehicles together with access to the garage.



Ground floor



1st floor

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





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: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.