



Off Arnesby Road, Leicester, LE8 8EU



# Property Description

Nestled off Arnesby Road in the charming village of Fleckney, this exquisite new build detached house spans an impressive 2,274 square feet. The property offers a perfect blend of modern living and spacious comfort, making it an ideal family home.

Upon entering, you will be greeted by two elegantly designed reception rooms, providing ample space for relaxation and entertainment. The layout is thoughtfully crafted to ensure a seamless flow between the living areas into the open plan kitchen diner, making it perfect for hosting gatherings or enjoying quiet family evenings.

The property boasts five generously sized bedrooms, each designed to offer a tranquil retreat. With three well-appointed bathrooms, morning routines and family life are made effortless, catering to the needs of a busy household.

In addition to its spacious interiors, the home features parking for two vehicles, ensuring convenience for you and your guests. The location in Fleckney offers a delightful community atmosphere, with local amenities and picturesque surroundings, making it a wonderful place to call home.

This stunning new build is not just a house; it is a lifestyle choice, offering comfort, space, and modern conveniences in a sought-after area. Do not miss the opportunity to make this exceptional property your own.







## Key Features

- 5 bedrooms with ground floor open plan living
- Fitted wardrobes to master bedroom and bedroom 2
- For an easier, more affordable move, the developer could buy your current home with Part Exchange.
- Flooring package included
- Peace of mind with a 10-year NHBC warranty.
- Enjoy a double height, vaulted ceiling over the dining table
- Set over three floors, it boasts 2,295 square feet, including a feature balcony
- Double garage, parking for four cars, and turfed rear garden.
- Upgraded kitchen included
- Move in for Christmas

**£700,000**









EPC Rating -

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





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