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Service without compromise

3 Victoria Street, Fleckney, LE8 8AZ









£230,000

This beautiful extended red brick period semi is brimming with period and bespoke character features that can only be appreciated following a viewing in person. It sits within easy reach of Fleckney's fantastic village centre and provides easy commuter access to Leicester City, Market Harborough and the M1 motorway network. Beautifully presented accommodation briefly comprises entrance porch, lounge, dining room, extended breakfast kitchen, landing, two bedrooms and bathroom. Outside there is a stunning cottage style rear garden.

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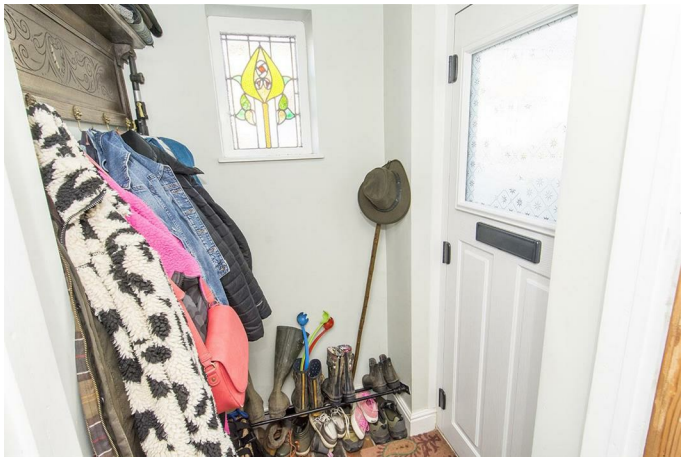
Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Porch



Composite double-glazed front entrance door. Stained glass window to front aspect. Tiled flooring.

Dining Room 12'0" x 11'0" (3.66m x 3.35m)



Stained glass timber entrance door with window over from the porch. Sash window to front aspect. Capped fireplace over slate hearth. Metre cupboard. Radiator. Exposed timber floor boards.



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Lounge 12'2" x 11'0" (3.71m x 3.35m)



Stove style fire inset to exposed brick fireplace. Flagstone floor. Built in cupboard. Understairs storage cupboard with space and plumbing for washing machine and shelving. Two openings through to breakfast kitchen.





Breakfast Kitchen 11'2" x 9'10" (3.40m x 3.00m)



Double-glazed window to rear. Double-glazed French doors to rear. Double-glazed sky lights to ceiling. Fitted range of wall and floor mounted units with granite work tops over and Belfast style sink inset. Space for cooker. Integrated fridge and freezer. Cupboard housing Worcester gas fired combination central heating boiler. Vertical radiator.



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Landing



Cupboard off housing loft access hatch to part boarded loft space with power connected. Radiator.



Bedroom One 11'9" x 11'0" (3.58m x 3.35m)



Sash window to front. Cast iron fireplace. Radiator. Fitted double wardrobe.



Bedroom Two 8'9" x 8'2" (2.67m x 2.49m)



Sash window to rear. Cast iron fireplace. Radiator.

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Bathroom 10'0" x 5'1" (3.05m x 1.55m)



Stained glass window to side. High flush WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Heated towel rail. Tiled splash backs. Tiled flooring. Extractor fan. Column radiator.



Rear Garden



Paved patio with gravelled pathway leading to additional patio at the lower end. Brick storage outbuilding. Private gated access across next door plot.





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Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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Floor Plan

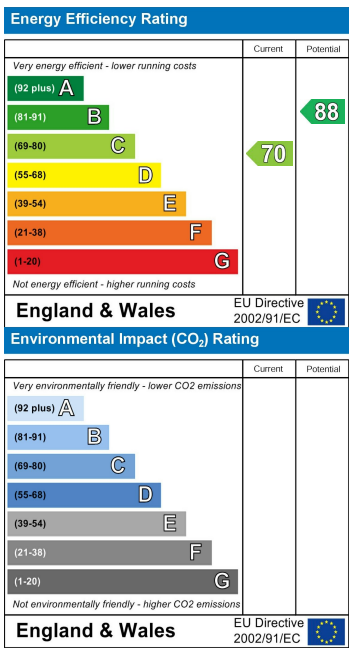


Total area: approx. 76.1 sq. metres (819.6 sq. feet)

Area Map



Energy Efficiency Graph



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