

## 1 Manor Road, Fleckney, LE8 8TN



**£339,950**

With a superb sun lounge extension with two sets of bi-folds to the rear and a converted garage to provide an extra reception or fourth bedroom and a utility room, this detached property offers deceptive space of over 1,500 square feet that must be seen in person to be appreciated. Accommodation has undergone a range of improvements to provide well appointed, stylish accommodation throughout. It is located on a popular road in Fleckney village which has a wide range of local amenities and provides easy access by road to Leicester city and Market Harborough Town. Accommodation briefly comprises entrance hall, hallway, kitchen/diner, lounge, utility room, ground floor shower room, sun lounge extension, further reception/fourth bedroom and to the first floor, landing, three further double bedrooms and bathroom. Outside there is a driveway to the front and a pleasant garden at the rear. No upward sales chain.

*Service without compromise*

## Front



Kitchen / Diner 23'2" x 10'4" max / 8'3" min (7.06m x 3.15m max / 2.51m min)



## Entrance Hall 7'4" x 3'4" (2.24m x 1.02m )



UPVC double-glazed window to front. Fitted with a range of floor and wall mounted units with integrated slimline dishwasher. Built in drinks fridge. Worktops and breakfast bar. Stove style cooker included. Space for fridge. Amtico flooring. Two radiators.

(Kitchen / Diner Photo Two)



Composite double-glazed front entrance door. UPVC double-glazed window to side. Amtico flooring.

## Hallway

Radiator.

*Service without compromise*

(Kitchen / Diner Photo Three)



Kitchen Area



Dining Area

Sun Lounge 21'6" x 12'3" (6.55m x 3.73m )



Double-glazed roof. Opaque UPVC double-glazed windows to both sides. Two sets of bi-folding doors to rear. Amtico Flooring. Radiator.

(Sun Lounge Photo Two)



*Service without compromise*

(Sun Lounge Photo Three)



Lounge 14'2" max x 13'3" max (4.32m max x 4.04m max)



UPVC double-glazed window to sun lounge. Radiator.

(Lounge Photo Two)

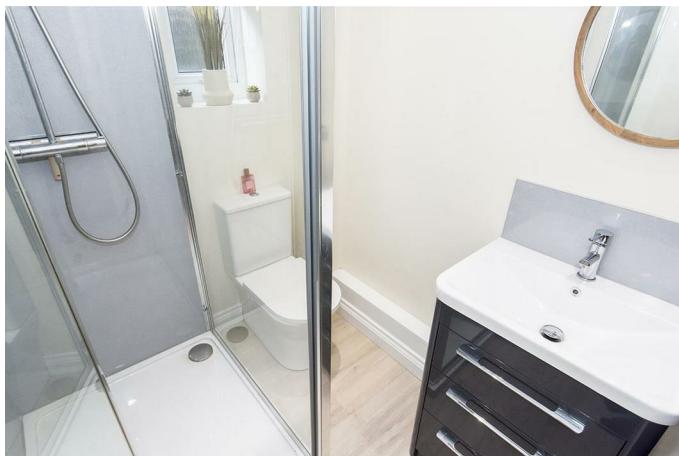


Utility Room 8'3" x 4'8" (2.51m x 1.42m)



Space and plumbing for washing machine, dryer and freezer. Amtico flooring. Metre cupboard.

Shower Room 6'2" x 5'5" (1.88m x 1.65m )



Opaque UPVC double-glazed window to side. White three piece suite comprising w/c, wash hand basin and shower cubicle. Extractor fan. Vertical radiator. Amtico flooring.

(Shower Room Photo Two)



Fourth Bedroom/Additional Reception 11'11" x 8'3"  
(3.63m x 2.51m )



UPVC double-glazed window to bow window to front. Amtico flooring.

First Floor Landing



Loft access hatch. UPVC double-glazed window to side.

Bedroom One 14'0" x 10'0" (4.27m x 3.05m)



UPVC double-glazed window to rear. Built in wardrobes. Radiator.

(Bedroom One Photo Two)



Bedroom Two 11'7" x 10'4" (3.53m x 3.15m)



UPVC double-glazed window to front. Wardrobe housing Worcester combination central heating boiler. Radiator.

(Bedroom Two Photo Two)



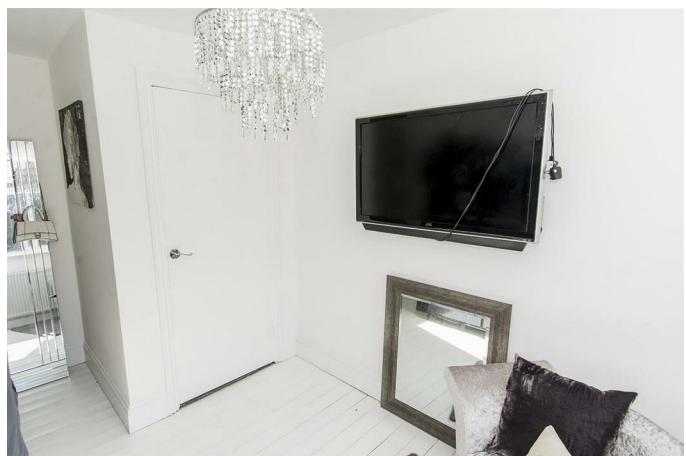
*Service without compromise*

Bedroom Three 12'8" max x 8'7" (3.86m max x 2.62m)



UPVC double-glazed window to rear. Built in wardrobes. Radiator.

(Bedroom Three Photo Two)



Bathroom 10'3" x 5'7" (3.12m x 1.70m)



Opaque UPVC double-glazed window to front. W/C. Wash hand basin over storage unit. Panelled bath with built in shower and glazed shower screen over. Heated towel rail. Spotlights to ceiling. Extractor fan.

(Bathroom Photo Two)



## Parking



Gravelled driveway providing off road parking for several vehicles.

## Rear Garden



Mainly laid to lawn. Timber shed.

## (Rear Garden Photo Two)



## Rear Aspect

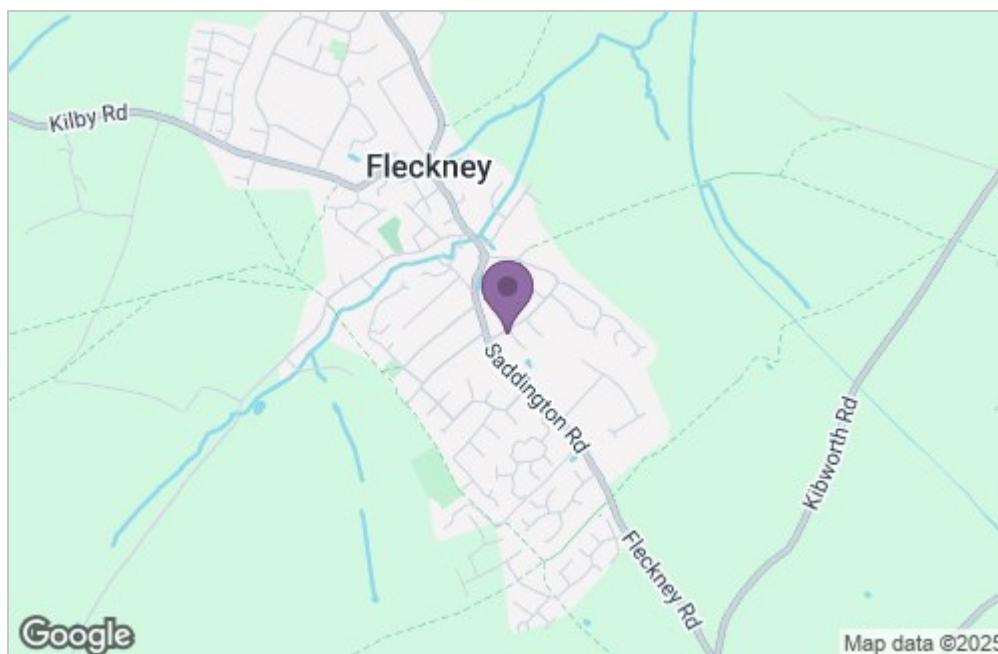


## Floor Plan



Total area: approx. 145.2 sq. metres (1563.0 sq. feet)

## Area Map



## Energy Efficiency Graph

