

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**

**Lounge Diner**  
 14'03 x 14'09 (4.34m x 4.50m)

**Conservatory**  
 8'01 x 9'10 (2.46m x 3.00m)

**Breakfast Kitchen**  
 16'03 x 9'08 max (4.95m x 2.95m  
 max)

**Bedroom One**  
 11'04 x 13'06 (3.45m x 4.11m)

**Bedroom Two**  
 11'01 x 11'02 (3.38m x 3.40m)

**Craft Room/Bedroom  
 Three/Home Office**  
 12'08 x 8'01 (3.86m x 2.46m)

**Wet Room**  
 7'05 x 5'05 (2.26m x 1.65m)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR

Telephone: 0116 2811 300 • Email: [wigston@nestegg-properties.co.uk](mailto:wigston@nestegg-properties.co.uk)

**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.

Call us on 0116 2811 300 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied

on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current

condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

**28 Pells Close, Fleckney, LE8 8TJ**

**£290,000**

# OVERVIEW

- Beautiful Detached Bungalow
- Spacious Throughout
- Entrance Hall & Breakfast Kitchen
- Lounge Diner & Conservatory
- Two Double Bedrooms
- Home Office/Craft Room/Dressing Room
- Modern Wet Room
- Driveway & Thoughtfully Landscaped Garden
- Viewing Is Recommended
- EER - D, Freehold, Tax Band - C

## LOCATION LOCATION....

Fleckney is a charming and well-connected village nestled in the heart of the South Leicestershire countryside, offering an appealing blend of rural tranquillity and everyday convenience. The village is ideal for families, boasting a highly regarded primary school—Fleckney C of E Primary School—along with access to excellent secondary schools in nearby Kibworth and Market Harborough. Residents enjoy a selection of local amenities including independent shops, a Co-op supermarket, cafes, pubs, a library, and a doctors' surgery, all within walking distance. For outdoor enthusiasts, Fleckney is surrounded by beautiful green spaces, including a popular recreation ground, children's play areas, and scenic countryside walks. Excellent transport links make commuting simple, with easy access to the A6 and A5199, connecting you swiftly to Leicester, Market Harborough, and beyond, while nearby train stations at Market Harborough and Leicester provide direct rail services to London and other major cities. A welcoming community spirit and a balance of village charm and modern convenience make Fleckney a wonderful place to call home.



## THE INSIDE STORY

Nestled on a desirable cul-de-sac in the ever-popular village of Fleckney, this beautifully presented detached bungalow offers an exceptional lifestyle opportunity, combining the peace & privacy of its setting with stylish, spacious interiors & an exquisite garden. From the moment you step into the welcoming entrance hall, the attention to detail is evident—luxurious Karndean flooring flows effortlessly throughout the hall, lounge diner & breakfast kitchen, setting a cohesive tone of elegance & quality. The main living space is a superbly proportioned lounge diner, bathed in natural light & thoughtfully arranged with a feature fireplace creating a cosy yet sophisticated space for both relaxation & entertaining. Double doors lead into a delightful conservatory, offering uninterrupted views of the stunning, landscaped rear garden—a serene extension of the living space that's perfect for morning coffee or unwinding with a book. The breakfast kitchen is a true highlight, featuring classic shaker-style wall & base units in a soft, timeless finish, beautifully complemented by contrasting worktops. A seating area with French doors opens directly onto the rear garden, offering an idyllic spot for informal dining & seamless indoor-outdoor living during the warmer months. The principal bedroom is generously sized, boasting fitted wardrobes & a charming bay window to the front that floods the room with natural light. The second bedroom is another double—stylishly finished & equally inviting—while the third room offers excellent versatility as a comfortable guest bedroom, or a peaceful home office. A modern wet room with tiled flooring, a towel rail & vanity adds convenience & contemporary style. Outside, the property continues to impress with a private driveway to the front & a truly exceptional rear garden, thoughtfully landscaped & featuring multiple seating areas, mature borders & a raised decked terrace designed for entertaining or simply enjoying the outdoors in peace.

