

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)



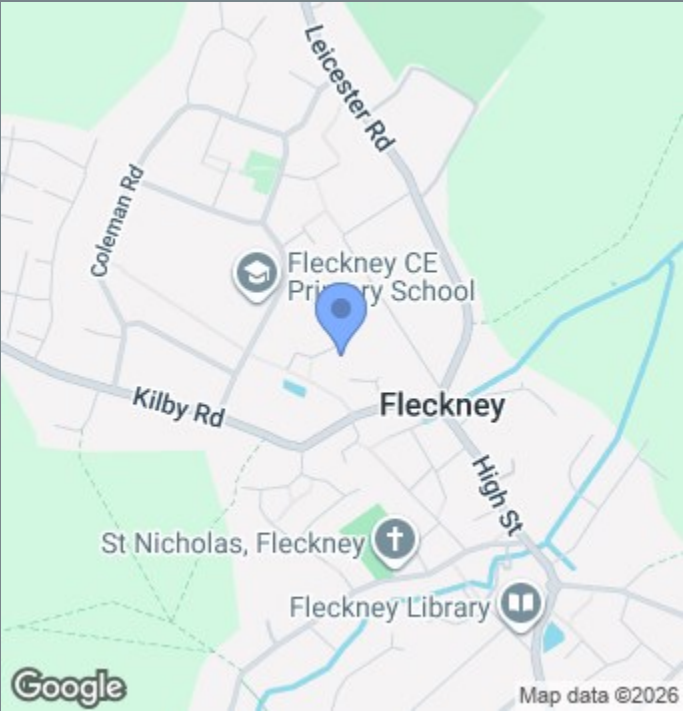


# OVERVIEW

- 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.*

