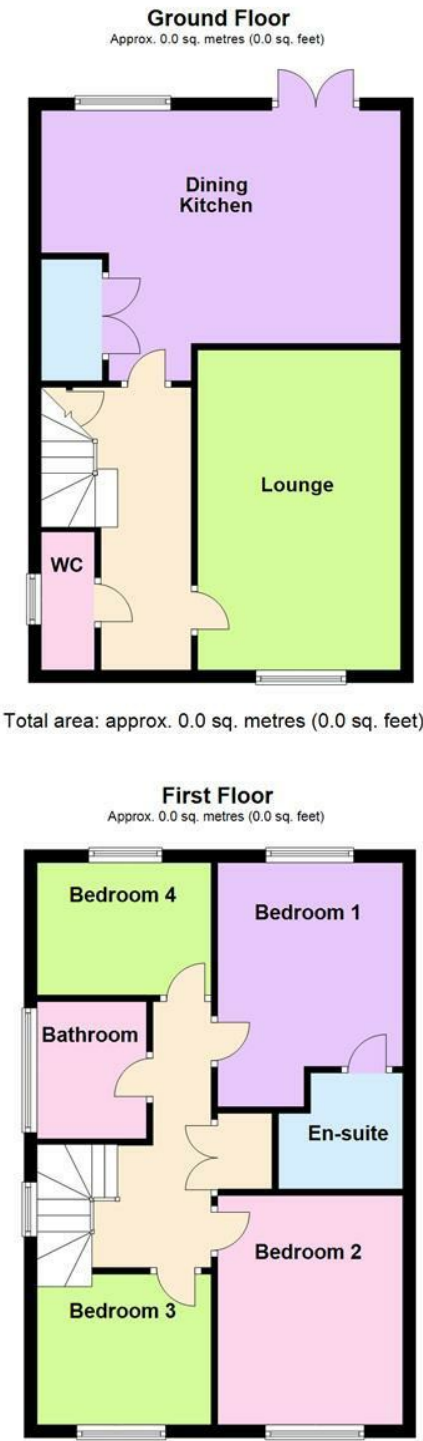


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge**
16'01 x 10'02 (4.90m x 3.10m)
- Dining Kitchen**
14'01 x 18'05 (4.29m x 5.61m)
- Downstairs Cloakroom**
7'02 x 2'10 (2.18m x 0.86m)
- Landing**
- Bedroom One**
12'06 x 9'02 max (3.81m x 2.79m max)
- En Suite**
5'11 x 6'05 (1.80m x 1.96m)
- Bedroom Two**
11'09 x 9'02 (3.58m x 2.79m)
- Bedroom Three**
7'02 x 8'11 (2.18m x 2.72m)
- Bedroom Four**
6'10 x 8'11 (2.08m x 2.72m)
- Family Bathroom**
7'01 x 5'07 (2.16m x 1.70m)

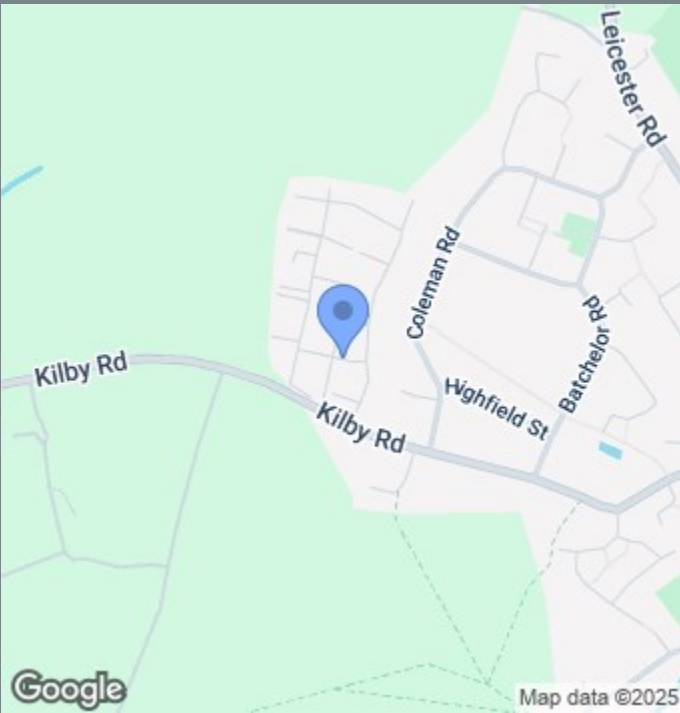


OVERVIEW

- Fabulous Family Home
- Modern Development In A Lovely Village
- Entrance Hall & Downstairs Cloakroom
- Spacious Lounge & Dining Kitchen
- Four Bedrooms
- Primary En Suite & Family Bathroom
- Driveway & Garage
- Landscaped Garden
- EER Rating - B, Freehold
- Council Tax Band - D

LOCATION LOCATION....

Fleckney village offers a blend of rural charm and practical amenities. Local shops include a Co-op supermarket, a traditional bakery, and a butcher, providing essential retail services within the community. The village is served by Fleckney Church of England Primary School, rated "Good" by Ofsted. Green spaces such as Saddington Reservoir, scenic walking trails, and local parks cater to outdoor enthusiasts, while the Fleckney Sports Centre and pubs like The Golden Shield add to leisure options. With affordable housing, strong community ties, and easy road access to Leicester and Market Harborough, Fleckney balances countryside living with convenient connectivity.



THE INSIDE STORY

Presenting an exquisitely designed detached David Wilson family home on a prestigious modern development, this property radiates contemporary sophistication and is protected by the remaining NHBC warranty—a testament to its quality craftsmanship and buyer assurance. Step into a welcoming entrance hall that flows effortlessly into the spacious lounge, bathed in natural light from its front-facing window, perfect for relaxed family moments. The true showpiece lies in the stunning open-plan dining kitchen, a masterpiece of modern living featuring sleek shaker-style cabinetry in soft, neutral tones. The central island, with its breakfast bar seating invites casual meals or morning coffee, while the adjoining dining area offers a place for more formal dining and entertaining. The french doors open into the landscaped garden bringing the outside out through the summer months. A convenient downstairs cloakroom completes the ground floor. Upstairs, the spacious landing leads to four beautifully appointed bedrooms, including a luxurious primary suite featuring an en-suite shower room with a low level wc, wash hand basin and walk in shower. The remaining bedrooms, versatile for growing families or home offices, share access to a pristine family bathroom. Outside, a private driveway and garage provide ample parking, while the meticulously designed garden offers a tranquil retreat for alfresco dining or play. This home masterfully combines modern luxury with family-friendly practicality.

