



Garner Way, Fleckney, Leicester

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- Modern Two-Bedroom Home
- Off-Road Parking
- Popular Fleckney Location

- Built in 2019
- Enclosed Rear Garden

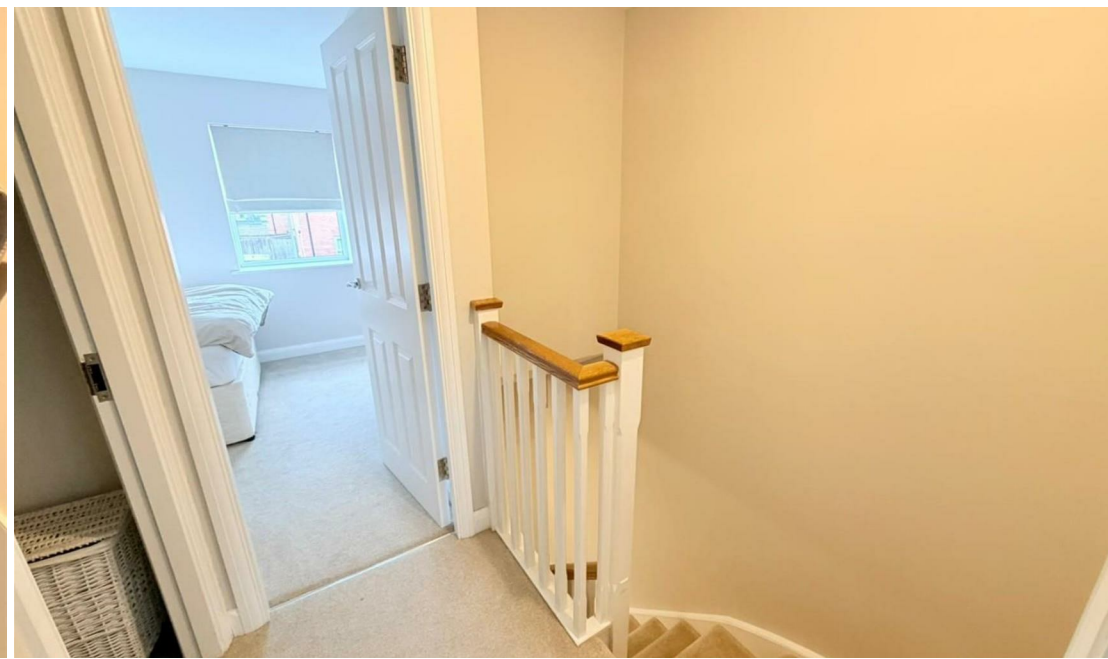
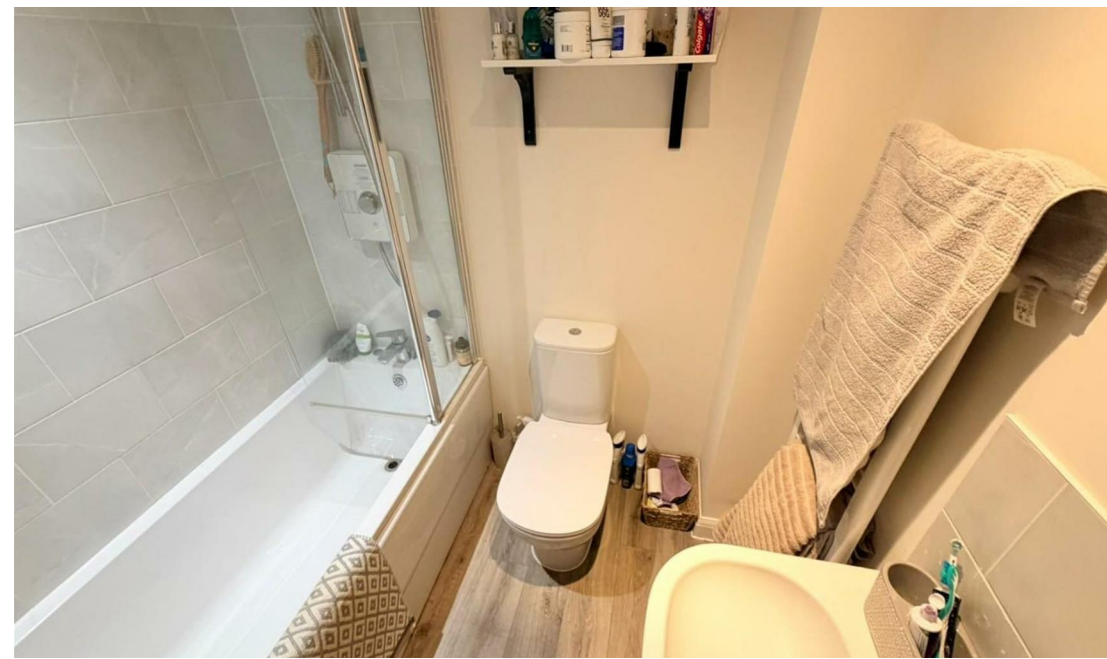
Located within the highly sought-after village of Fleckney, this modern two-bedroom semi-detached home on Garner Way offers stylish and practical living, ideal for first-time buyers, professionals, or investors. Built in 2019, the property is well presented throughout and benefits from contemporary finishes, off-road parking, and a private rear garden.

The accommodation briefly comprises an entrance hall, downstairs WC, modern fitted kitchen, and a spacious lounge with views over the rear garden, creating a light and welcoming living space. Upstairs are two well-proportioned bedrooms and a modern family bathroom. Externally, the property enjoys a well-maintained enclosed rear garden, perfect for relaxing or entertaining, along with a generous driveway to the front.

Situated in a family-friendly location with excellent access to local amenities, schools, and transport links, this property offers a superb balance of village living and everyday convenience. Early viewing is highly recommended.



Price Guide: £235,000







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

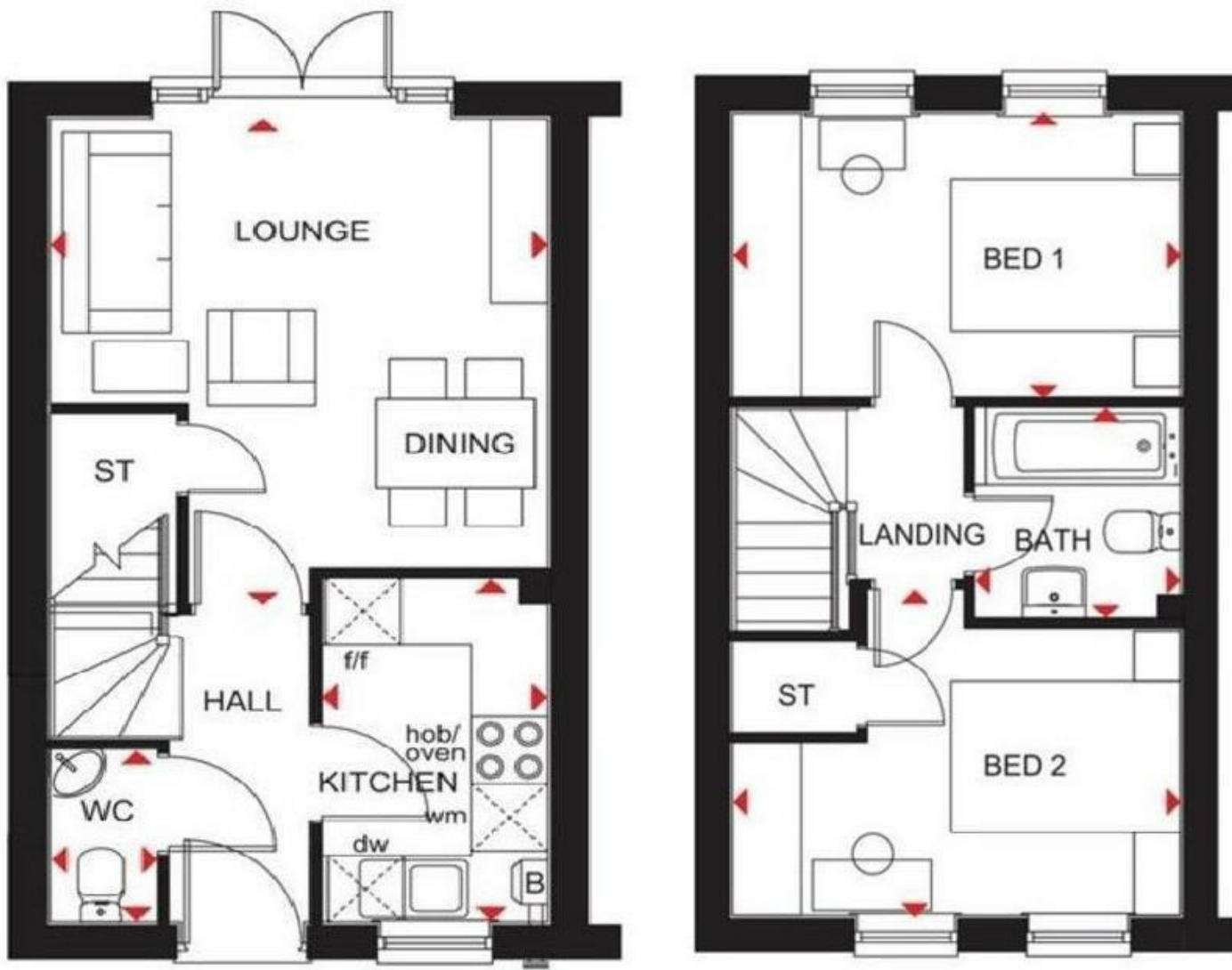
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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