

Garner Way
Fleckney
Leicester
LE8 8EL

£370,000



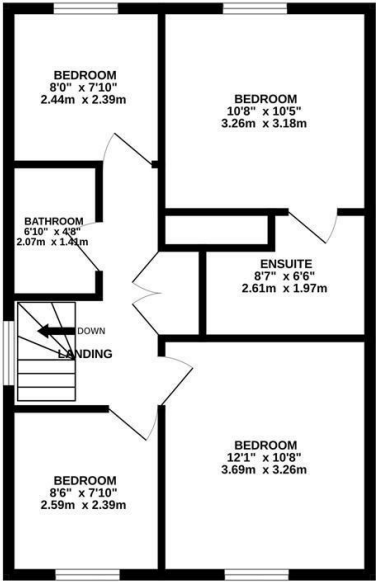
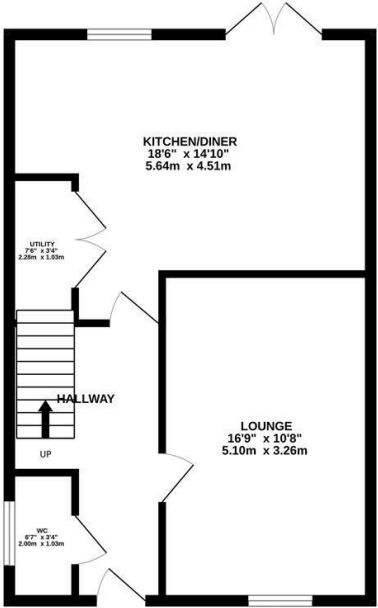
OSCAR JAMES

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FLOOR PLANS

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Spacious Living Room



Kitchen/ Dining Room



Four Bedrooms



En-Suite and Family Bathroom



Enclosed Rear Garden



Garage and Off Road Parking



WHAT'S GREAT?

An exceptional modern detached home by David Wilson Homes, ideally positioned on the edge of the highly desirable village of Fleckney. Offering stylish, turnkey living, this impressive property combines contemporary design with practical family space, and further benefits from gas central heating, double glazing and the remainder of its NHBC warranty.

The property opens into a bright and welcoming entrance hallway with a convenient cloakroom/WC. The elegant lounge provides a comfortable retreat, enhanced by a striking feature wall and natural light from the front-facing window.

To the rear, the superbly appointed dining kitchen forms the heart of the home-ideal for modern living and entertaining. It features a sleek range of units and integrated appliances, including a double oven, five-ring gas hob with extractor, fridge/freezer, and dishwasher. French doors open onto the garden, while a

separate laundry cupboard adds practicality.

Upstairs, a light and spacious landing leads to the principal bedroom, enjoying views over the rear garden and benefitting from a contemporary en-suite shower room. Three further well-proportioned bedrooms are complemented by a stylish family bathroom.

Externally, there is off-road parking leading to a detached garage. The rear garden is mainly laid to lawn with a private decked seating area, ideal for outdoor dining, and is fully enclosed for privacy.

Fleckney is a sought-after south Leicestershire village offering a range of local amenities and strong community feel, with excellent access to Leicester, Market Harborough, and Oadby.

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SELLER'S SECRET

This property is ideally located in the popular area of Fleckney - a well-regarded village in South Leicestershire with local shops, schools, and transport links to Leicester and Market Harborough.



Why we like it....

Fantastic family home offered with no onwards chain, viewings are advised to appreciate this property.

OSCAR JAMES

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To buy or not to buy....
