

79 Edward Road  
Fleckney  
Leicestershire  
LE8 8AD

£352,000

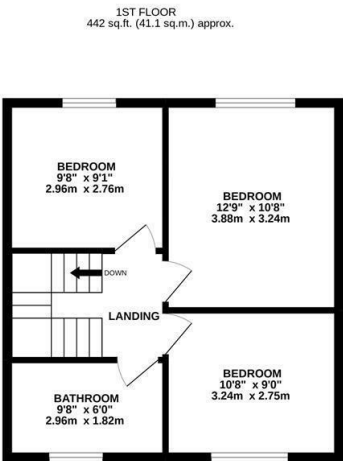
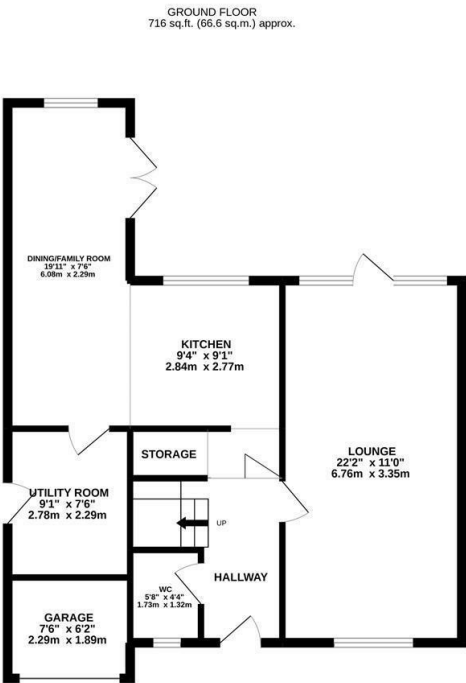


OSCAR JAMES

...expect excellence



# FLOOR PLANS



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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...



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# WHAT'S GREAT?

A superb THREE bedroom, EXTENDED, DETACHED home situated in the ever popular village of Fleckney, within walking distance to the local primary school and High Street.

This property is a definite must view home to appreciate the space it has to offer having been extensively improved by the current owners.

In brief the accommodation on the ground floor consists of a generous, welcoming hallway, leading to a separate lounge with dual aspect windows and feature fireplace, there is also a stunning extended, refitted kitchen/diner/family room with patio doors leading onto the rear garden and refitted utility room, which has been created by using part of the space from the existing garage to complete the ground you also have a WC.

To the first floor there are three good sized bedrooms and a refitted four piece family bathroom.

Outside there is a large enclosed garden to the rear with entertaining area, patio and retaining timber fencing, to the front expect to find off road parking for two cars and a small storage space to the front of the garage.

Please call Oscar James to arrange a viewing.

...expect excellence





# SELLER'S SECRET

We have lived in this property for 5 years now, we have loved living here but we have decided to move closer to family.



*Why we like it....*

A great property in a fantastic location close to the Village primary school.

## OSCAR JAMES

7 St Marys Road | Market Harborough | LE16  
7DS

01858 458 458

[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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