

31a Kilby Road  
Fleckney  
Fleckney  
LE8 8BL

Offers in excess of £220,000



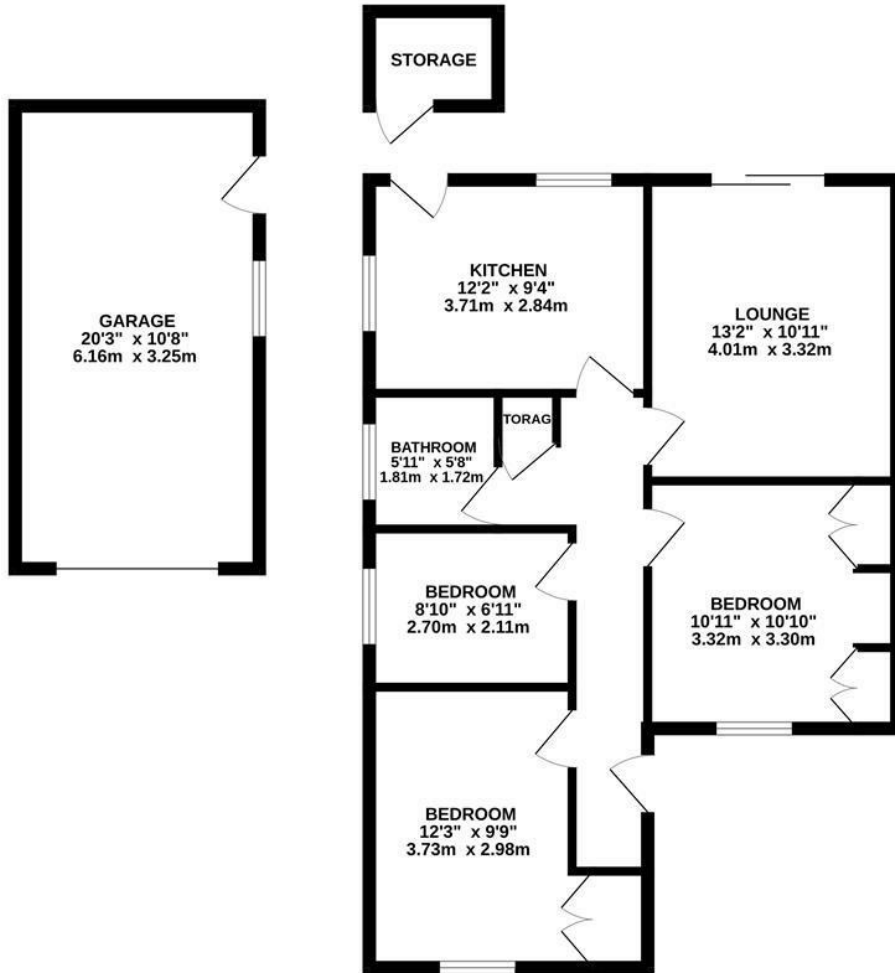
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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...



Light and airy lounge



Good sized kitchen



Three good sized bedrooms



Family bathroom



Wrap around garden



Off road parking for multiple cars  
and an extra large garage



## WHAT'S GREAT?

Nestled on Kilby Road in the charming village of Fleckney, Leicester, this semi-detached bungalow offers an exciting opportunity for those looking to personalise their living space. An extremely generously sized property which features three well-sized bedrooms, making it an excellent choice for families or individuals wishing to downsize.

Upon entering, you will find a welcoming reception room, ideal for both relaxation and entertaining guests. The bathroom, while currently functional, presents a wonderful chance for modernisation, allowing you to tailor it to your own style and preferences. The bungalow is set on a spacious corner plot, providing ample outdoor space for gardening or leisure activities, and it includes parking for up to three vehicles, a rare find in many properties.

Moreover, there is potential for extension, subject to planning permission, which could significantly enhance both the living space and the overall value of the home. One of the most appealing aspects of this property is that it is offered with no onward chain, ensuring a smoother and more straightforward purchasing process.

Whether you are a first-time buyer, a growing family, or an astute investor, this bungalow represents a fantastic opportunity to create a delightful home in a desirable location. With its blend of potential and practicality, this property is not to be missed.

...expect excellence





# SELLER'S SECRET

Our family home for many years...we have loved our time here.



*Why we like it....*

Great sized plot in a highly desirable area of Fleckney.

## OSCAR JAMES

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*To buy or not to buy....*

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