

Gamble Avenue  
Fleckney  
LE8 8EA

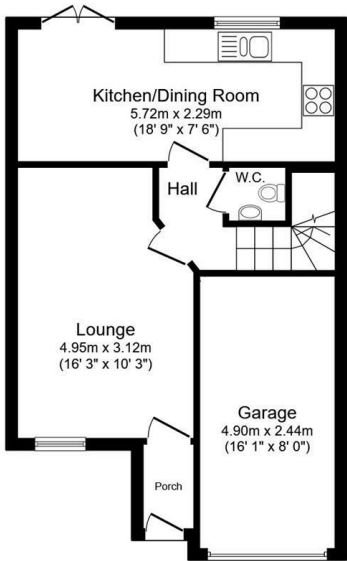
£1,300 Per Month



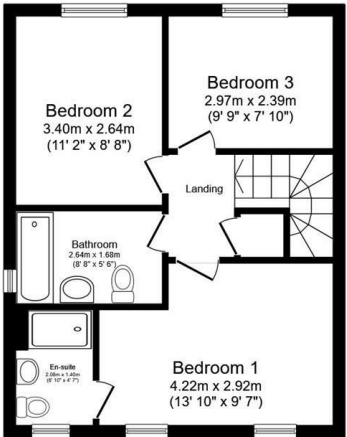
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# FLOOR PLANS



Ground Floor



First Floor

Total floor area 90.4 sq.m. (973 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## AT A GLANCE...



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## WHAT'S GREAT?

A beautifully presented three-bedroom new build home, finished to a high standard throughout and ideally located within the popular Appleyard Park development in Fleckney.

The property features a spacious open-plan kitchen/diner, fully fitted with a range of contemporary units and integrated appliances, creating a stylish and practical space for modern living and entertaining. The well-designed layout allows for plenty of natural light throughout the ground floor.

Upstairs offers three well-proportioned bedrooms, including a generous principal bedroom, together with a modern family bathroom finished with quality fittings.

Appleyard Park is a well-regarded residential development within Fleckney, a sought-after South Leicestershire village offering a range of local amenities. The area benefits from excellent transport links, with convenient access to Leicester city centre, Market Harborough and surrounding villages, as well as nearby road links to the A6 and A5199,

making it ideal for commuters.

Externally, the property offers low-maintenance outdoor space and off-road parking (if applicable).

Offered fully furnished through Loft Furniture Collection at an additional rate pcm.

The property is managed by Touchstone Corporate Property Services who have received Landlord of the year awards.

Pets will be considered for an extra charge per month.

Early viewing is highly recommended to appreciate the quality, location and lifestyle this new build home provides.

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# SELLER'S SECRET



Why we like it....

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To buy or not to buy....

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