



**Priest Meadow, Fleckney, Leicester, LE8 8TZ**

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS





# Property Description

Don't miss out on the opportunity to make this house your home - book a viewing today.

Extended and refurbished to a high standard, located in the popular village of Fleckney, Leicester this stunning semi-detached house boasts an impressive feature dining/kitchen offering a contemporary and stylish living space with bi-fold doors and cosy lounge, perfect for entertaining guests or simply relaxing with your family. Guest cloaks/W.C and integral garage with utility area. With four first floor double bedrooms, there is plenty of room for everyone to enjoy their own space.

The property features two first floor modern washrooms, including a shower room and family bathroom, ensuring that busy mornings run smoothly for all residents. The high standard of refurbishment is evident throughout the house. This home truly offers the perfect blend of comfort, style, and practicality.

One of the highlights of this property is the beautifully landscaped rear garden, providing a tranquil outdoor space where you can unwind after a long day. Whether you have a green thumb or simply enjoy soaking up the sun, this garden offers the perfect retreat right at your doorstep. Say goodbye to the hassle of searching for parking after a long day at work - you'll always have a spot waiting for you right outside your door with off road parking & integral garage.





## Key Features

- Extended Semi Detached Family Home
- Refurbished to a high standard
- Four generous bedrooms
- First floor bathroom & shower room
- Re-fitted dining/kitchen with bi-fold doors
- Guest cloaks/W.C
- Integral garage and driveway
- Upvc Double Glazing
- Gas fired central heating
- EPC - C

**Offers Over  
£325,000**



## Location

The South Leicestershire village of Fleckney has a good range of local shops including a Co-op store, schools, public houses, recreational facilities and bus services. More comprehensive shopping and supermarket amenities are available in nearby Wigston, Oadby, Market Harborough, Fosse Park and Leicester. For the commuter, both Market Harborough and Leicester have mainline rail services to London St Pancras International, and the M1 is accessible at either junctions 20 or 21, with the A14 to the South.

## Viewings

All viewings should be arranged through Andrew Granger & Co.

## Accommodation In Detail

### Ground Floor

#### Entrance Hallway

Via UPVC double glazed front door, radiator, spotlights to ceiling.

#### Cloaks / W.C

Fitted with a two piece suite comprising of W.C and vanity wash hand basin. spotlights to ceiling. Housing the fuse box.

#### Sitting Room

With Upvc double glazed window to front elevation, radiator and electric feature fire.

#### Dining / kitchen

Refitted shaker style kitchen with a range of wall and base level units. Integrated appliances including fridge/freezer, dishwasher, 5 ring electric hob with extractor fan over. Stainless steel sink with mixer tap & tiles splashback, radiator. Upvc double glazed window to rear elevation,

aluminium double glazed bi-fold doors leading out to rear garden. Ceiling spotlights.

### First Floor

#### Landing

Doors to bedrooms, family bathroom and shower room, radiator and loft hatch.

#### Bedroom One

With Upvc double glazed window to the front elevation, radiator.

#### Bedroom Two

With Upvc double glazed window to the front elevation, radiator.

#### Bedroom Three

With Upvc double glazed window to the rear elevation, radiator.

#### Bedroom Four

With Upvc double glazed window to the rear elevation, radiator and storage cupboard.

#### Family Bathroom

With double glazed window to the rear elevation, bathtub, shower cubicle, wash hand basin, W.C, extractor fan, radiator, laminate flooring, tiled splashback and spotlights to ceiling.

#### Shower Room

Comprising walk in shower cubicle, wash hand basin, W.C, tiled splashback, extractor fan, radiator and touch screen mirror.

#### Outside

One of the highlights of this property is the beautifully landscaped rear garden, providing a tranquil outdoor space where you can unwind after a long day. Whether you have a







green thumb or simply enjoy soaking up the sun, this garden offers the perfect retreat right at your doorstep.

### **Garage**

With double doors to the front elevation, plumbing for washing machine and space for tumble dryer, wall mounted gas combination boiler.

### **Money Laundering**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

### **Energy Performance Rating - C**

### **Council Tax Banding - A**

### **Appraisals & Surveys**

If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on .

### **Stamp Duty From 23rd September 2022 Normal Rate**

Up to £250,000 - 0%  
£250,001 to £925,000 - 5%  
£925,001 to £1.5 million – 10%  
Over £1.5 million – 12%

First Time Buyers  
UP to £425,000 – 0%  
£425,001 to £625,000 – 5%  
Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:







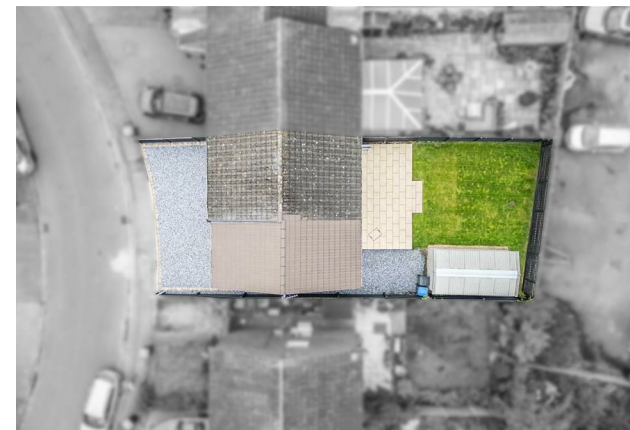


**Ground Floor**



**First Floor**

Floor plans are for identification purposes only. All measurements are approximate.  
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EPC Rating - C

Tenure - Freehold

Council Tax Band - A

Local Authority  
Harborough District Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





To arrange a viewing please contact our Oadby office on 01162 429922