



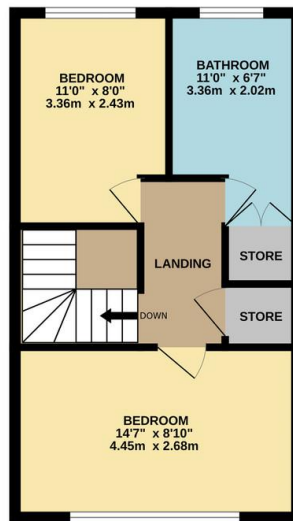
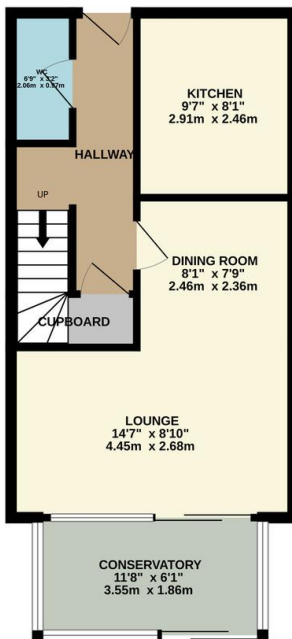
Property Summary

Situated within a quiet and neighbourly cul-de-sac and offered with no upward chain this two bedroom detached is located in the village of Fleckney, Leicester LE8. This well proportioned home is in easy reach of local schools, shops and amenities with good road links to Kibworth, Oadby and Market Harborough. The accommodation briefly comprises entrance hallway, lounge / diner, kitchen, two bed rooms and bathroom and detached rear garage with front and rear gardens. Internal inspection comes highly recommended.



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Detached Home
- Two Bedrooms
- Highly Popular Location
- Cul De Sac
- Landscaped Gardens
- Detached Rear Garage
- Ground Floor W.C
- Would Benefit From Further Improvements

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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