



**Connells**

Fox Close  
Fleckney Leicester

# Fox Close Fleckney Leicester LE8 8DE

for sale offers in excess of  
**£300,000**



## Property Description

Fleckney is a village and civil parish in the Harborough district of Leicestershire. It is situated 2.5 miles (4 km) west of the A6 national route between Market Harborough and Leicester. The village appeared in the Domesday Book and remained a small farming community until the 19th century. The historic village centre is a hub of amenities which includes local shops, pubs, doctors and sports facilities.

This well presented detached property is being offered for sale with no onward chain. Situated in a cul-de-sac and benefitting from three bedrooms, en-suite, carport and garage - Viewing is highly recommended.

## Agents Note:

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Associate of an Employee of the Connells Group of companies.

## Agents Note:

The neighbour has access over the driveway to their property.

## Entrance Hall

There is a door to the front of the property, central heating radiator, under stairs cupboard and stairs rising to the first floor.

## Cloakroom

There is a w.c, wash hand basin, central heating radiator and double glazed window to the front of the property.

## Lounge

With a double glazed bow window to the front of the property, central heating radiator and fireplace with feature surround.

## Dining Room

With a central heating radiator, double glazed patio doors through to the conservatory and an opening through to the kitchen.

## Conservatory

With double glazed windows to the sides, double glazed French doors leading out to the rear garden and has a tiled roof.

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, cupboard housing the boiler, integrated oven and hob with cooker hood over, space for a fridge, plumbing for a washing machine, pantry cupboard, double glazed window to the rear and door to the side of the property leading out to the parking area.

## First Floor Landing

With stairs rising from the hallway, loft access, airing cupboard housing the water tank and has shelving and central heating radiator.

## Bedroom One

With two double glazed windows to the front of the property, central heating radiator, built in wardrobes and door to the en-suite.

## En-Suite

There is a shower cubicle, wash hand basin, wc, central heating radiator and double glazed window to the side of the property.

## Bedroom Two

With a double glazed window to the rear of the property, central heating radiator and built in wardrobes.

## Bedroom Three

With a double glazed window to the rear of the property, central heating radiator and built in wardrobe.

## Family Bathroom

There is a bath with shower over, wash hand basin, wc, central heating radiator and double glazed window to the front of the property.

## Outside

There is a driveway providing off road parking underneath a carport area and leads to the garage.

A low maintenance front garden with path leading to the front door.

There are further garden areas at the front and side of the driveway.

The rear garden has a lawn with stepping stones, borders with mature shrubs and trees, a gravelled area, decked area, two sheds and has fenced borders.

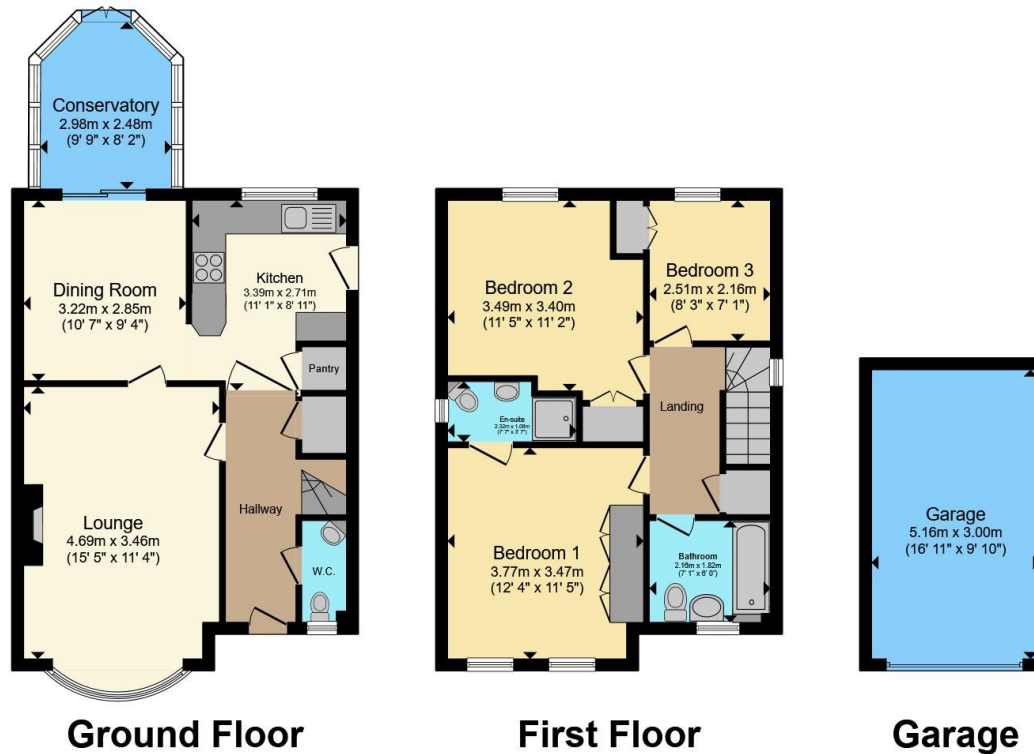
## Garage

Has an electric roller door to the front, power and lighting and a single door to the side.









Total floor area 114.2 m<sup>2</sup> (1,229 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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLA310036](http://connells.co.uk/Property/BLA310036)**

**directions to this property:**

Fox Close is located off Badcock Way in the village of Fleckney.

EPC Rating: D Council Tax Band: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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