

8 Coleman Road
Fleckney
Leicestershire
LE8 8BH

£320,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

An individually built, thoughtfully extended, three bedroom, detached home enjoying a corner plot situated in the popular village of Fleckney.

This lovely home offers spacious and versatile accommodation offering scope to re-model if desired and could benefit from some cosmetic improvement internally.

Fleckney offers a range of amenities including 'outstanding' rated Ofsted primary school, a range of local shops, hair dressers, takeaways, pub and superb local park just a short walk from the property.

Internally the accommodation comprises; entrance porch, entrance hall, large lounge, second sitting room / dining room, gallery kitchen, useful lean-to and ground floor WC.

On the first floor expect to find three generous bedrooms and four-piece family bathroom. The master bedroom also enjoys a walk-through dressing room which could be converted into a fourth bedroom with a degree of redesigning.

Outside the property enjoys professionally landscaped front and rear gardens, offering a good degree of privacy to the rear and with the added benefit of a courtesy door into the garage.

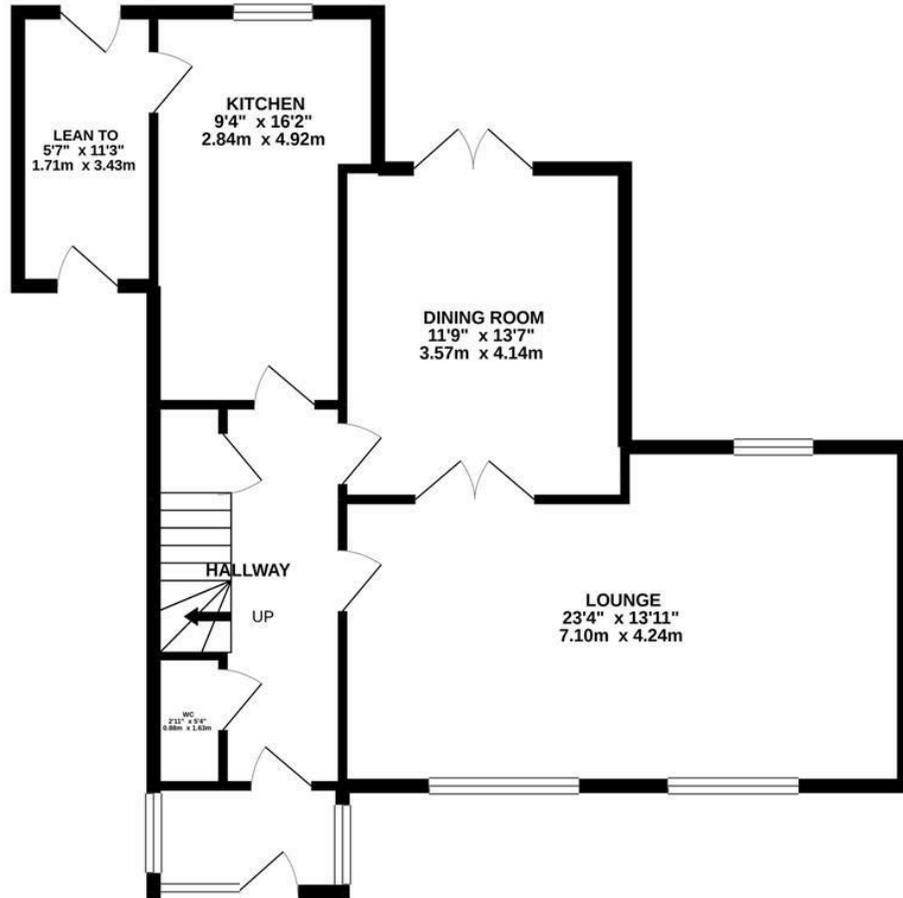
There is also a double width driveway and detached garage with power and light.

There is no onward chain and internal viewing is recommended. For more information or to arrange yours, contact sole selling agents, Oscar James today.

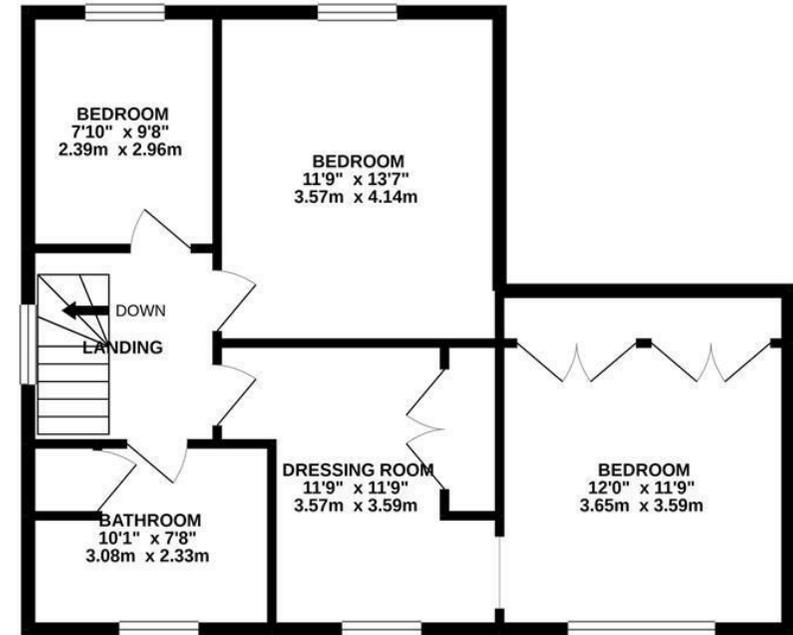
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FLOOR PLAN

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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...



Large lounge & dining room



Fitted kitchen



Three bedrooms with scope to create a fourth



Four piece family bathroom & ground floor WC



Private rear garden



Double driveway and garage





SELLER'S SECRET

The property belonged to our late mother who lived here for over 50 years. The location is excellent with easy access into Leicester and Market Harborough and plenty of local amenities in the village too.



Why we like it....

We think this property offers someone the opportunity to modernise and re-decorate to their own tastes while being immaculately presented currently and is offered to the market with no onward chain.

Be quick though, we don't expect it to be on the market for long!

To buy or not to buy....

OSCAR JAMES

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