



KILBY ROAD
FLECKNEY, LEICESTERSHIRE

JAMES
SELICKS

Sales • Lettings • Surveys • Mortgages



Sales • Lettings • Surveys • Mortgages

Kilby Road, Fleckney, Leicestershire

Space, character, and charm combine in this three-bedroom period end terraced home to offer the ideal opportunity for first-time buyers, downsizers and investors alike. Close to the village centre, amenities, and school it is a gem not to be missed.

Period end terrace | Three bedrooms | Sitting room with wood burning stove | Dining room | Kitchen | Ground floor bathroom | Loft room offering scope to convert | Close to amenities and school | Popular south Leicestershire village | Good sized garden to rear |

ACCOMMODATION

Upon entering you immediately gain a sense of the space on offer with this home due to the high ceilings. The sitting room with its woodburning stove feels inviting and cosy. Bookshelves and cupboards below flank the fireplace, a stripped wooden door leads through the lobby and on to the second reception room, which could serve as either a dining room or further sitting room.

The kitchen is fitted with wall and base units that provide handy storage with space and plumbing for a dishwasher and washing machine, and there is also space for an oven. Windows and a door to the side allow for plenty of natural light. The bathroom is also spacious and features and a three piece white suite comprising bath with shower over, wash hand basin and low-level WC.

Upstairs the sense of space continues with the main bedroom. A built-in cupboard discreetly tucked in the corner of the room provides handy storage. From the landing there is also further access to the loft room above which offers scope to be converted subject to building regs.

The second and third bedrooms both feel bright and spacious and both enjoy views out towards the garden beyond.

OUTSIDE

An attractive palisaded frontage greets you as you approach this character home. A block paved path leads to the front door. To the rear you will find handy outbuildings providing storage space a generous sized patio terrace with wood pergola over, making for an attractive outdoor space for relaxing and dining with friends and family. A sizeable lawn runs the depth of the garden beyond.

LOCATION

Fleckney is a rural south Leicestershire village lying approximately nine miles from Leicester city centre and ten miles north-west of Market Harborough. The village is popular with families due to excellent primary schooling within the village. Secondary schooling is available in the neighbouring village of Kibworth, and renowned private schooling is also available in the nearby village of Great Glen.


A wide range of amenities are found within the village including a Co-Op, post office, hairdressers, café, dentists, three churches, nursery and two public houses. The village also has a good range of sporting facilities.

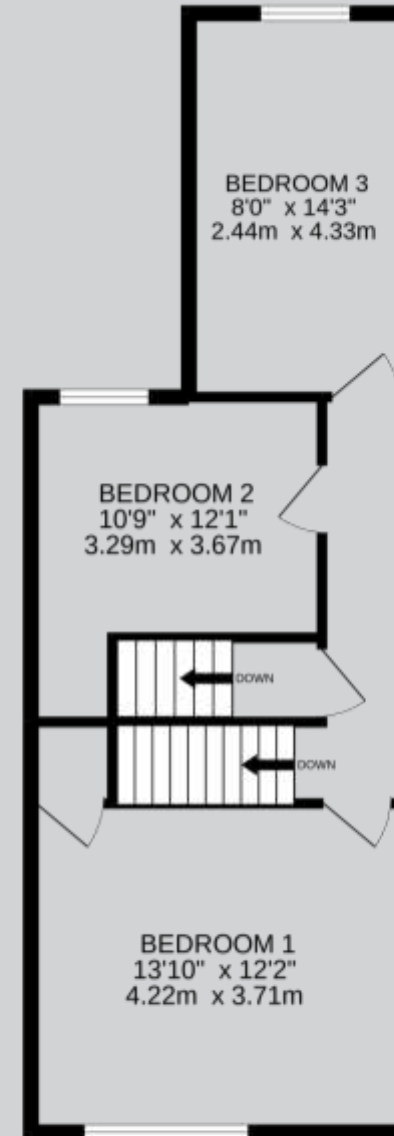
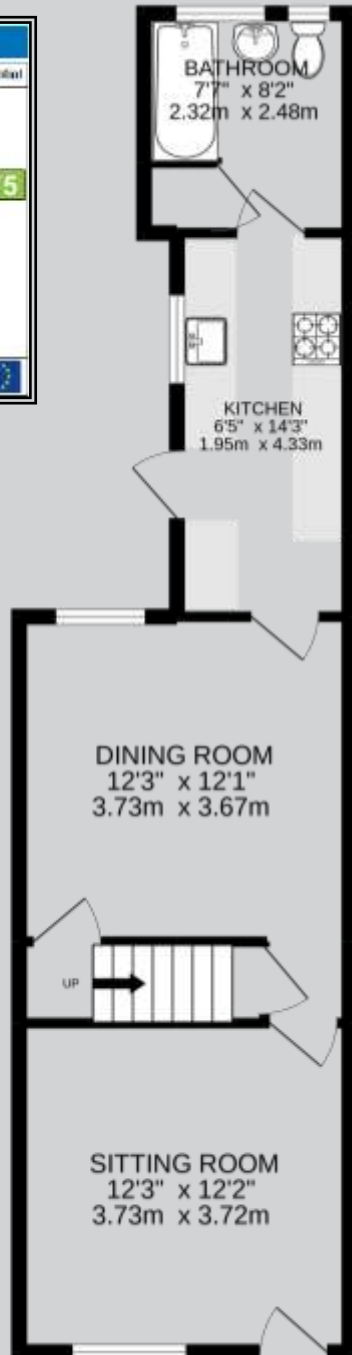
DIRECTIONAL NOTE

Proceed out of Market Harborough in a northerly direction taking the A6 towards Leicester. Upon entering the village of Kibworth take the first left on to New Road. Proceed through Kibworth, exiting the village on Fleckney Road. Follow the sign posting for Fleckney. Proceed through the village centre and at the mini-roundabout after the Co-Op, turn left into Kilby Road, where the property can be found on the right-hand side identified by our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
A (92-100)		
B (81-91)		
C (69-80)		75
D (55-68)		
E (39-54)		
F (21-38)	34	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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.

Made with Metropix ©2022



www.jamesellicks.com



Market Harborough Office
13 Church Street
Market Harborough LE16 7AA
mh@jamesellicks.com
01858 410008

Oakham Office
01572 724437

Leicester Office
0116 285 4554

London Office
0207 839 0888



- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Important Notice

Sales • Lettings • Surveys • Mortgages