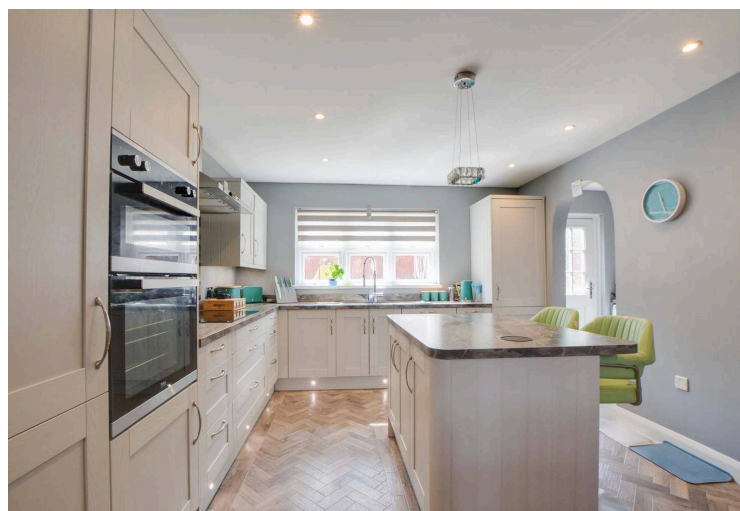




Badcock Way, Fleckney

Offers In Excess of £450,000 Freehold

Impressive 5-bed executive detached home in Fleckney. Set over 3 floors with lounge, dining kitchen, utility, en-suite dressing room, garden, double garage & driveway. Viewing recommended.





Entrance Hall

Entered via a solid composite front door, natural light entering through two obscured double-glazed panels to the front elevation, wood effect flooring, stairs providing access to the first floor landing, radiator.

Reception Room

23' 10" x 11' 0" (7.26m x 3.35m)

Light and airy, cosy living room boasting plenty of natural light from the double-glazed bay window to the front elevation. Double-glazed doors providing views and access to the rear garden, coved ceiling, living flame gas fire with natural stone surround and hearth, television point, two radiators. (measurements are into the bay window)

Dining Kitchen

23' 5" x 11' 7" (7.15m x 3.53m)

Boasting plenty of natural light through the double-glazed windows to both front and rear elevations. Spotlights, herringbone wood effect floor. Impressive range of base and wall units, accompanied by marble-effect laminated work surfaces, incorporating a stainless-steel sink, drainer, and mixer tap. Integrated appliances including an inset 4-ring electric ceramic hob accompanied by a double integrated oven and extraction hood over, integrated fridge, integrated freezer, feature drop-down light, additional spotlights, two wall-mounted feature radiators, opening providing access to the utility area.



Utility Area

5' 10" x 5' 9" (1.78m x 1.74m)

Double glazed door providing access to the rear garden, roll edge laminated work surfaces, base and wall unit, plumbing for washing machine, space for tumble dryer.

First Floor Landing

Natural light flowing through the double glazed arched window to front elevation, stairs providing access to the second floor, radiator.

Bedroom One

12' 7" x 11' 0" (3.84m x 3.35m)

Principal bedroom boasting plenty of natural light through double glazed window to front elevation, television point, radiator, door providing access to the dressing area.

Dressing Area

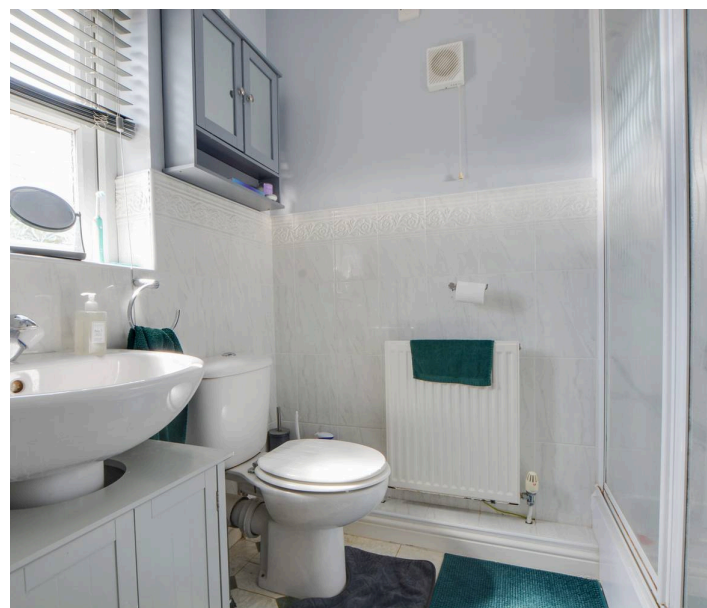
8' 10" x 5' 0" (2.69m x 1.52m)

Natural light via double glazed window to rear elevation, built-in wardrobes, radiator, door to en-suite.

En-Suite

9' 7" x 5' 0" (2.92m x 1.52m)

Obscured double-glazed window to rear elevation, shower cubicle with shower head over and shower screen, low-level WC, wash hand basin, tiled splashbacks, radiator.





Bedroom Two

11' 0" x 9' 3" (3.35m x 2.81m)

Natural light via double-glazed window to front elevation, built-in wardrobes, radiator.

Bedroom Three

10' 11" x 9' 3" (3.34m x 2.81m)

Natural light via two double-glazed windows to the rear elevation, built-in wardrobes, radiator.

Family Bathroom

8' 6" x 6' 7" (2.60m x 2.00m)

Obscured double-glazed window to rear elevation, bath with mixer shower tap and shower screen, low-level WC, wash hand basin, tiled splashbacks, radiator.

Second Floor Landing

Access to bedroom four, bedroom five and shower room.

Bedroom Four

14' 8" x 11' 0" (4.46m x 3.35m)

Natural light via double-glazed window to front elevation and double-glazed skylight window to rear elevation, built-in wardrobes, radiator.

Bedroom Five

11' 3" x 9' 8" (3.43m x 2.94m)

Double-glazed window to front elevation, double-glazed skylight window to rear elevation, built-in wardrobes, radiator.



Shower Room

7' 5" x 4' 1" (2.25m x 1.25m)

Natural light via double-glazed skylight window to rear elevation, shower cubicle with shower head and shower screen, low-level WC, wash hand basin, tiled splashbacks, radiator.

Front Garden

A generous tarmac driveway provides extensive off-road parking for multiple vehicles, leading directly to a detached double garage. The neat frontage is completed by low-maintenance gravel borders and a small lawned area.

Rear Garden

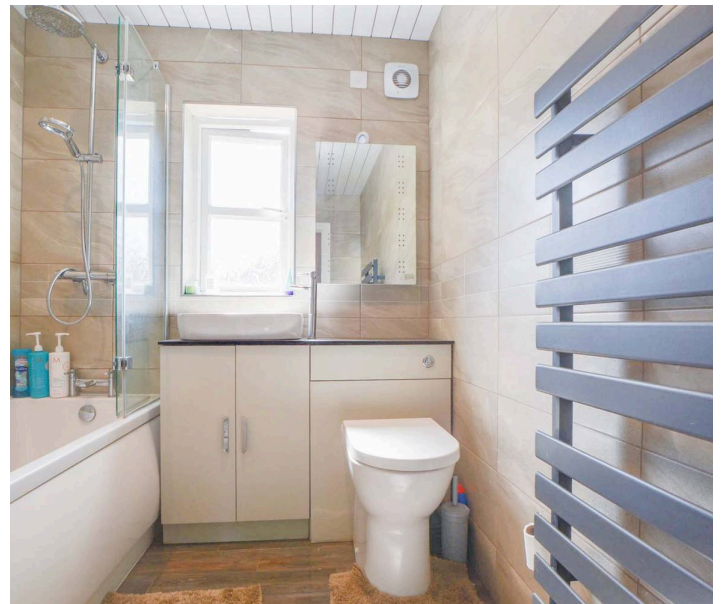
Slabbed patio seating area leading to a well-maintained lawn, mature/established flower beds, well-maintained fenced perimeter borders, access to the double garage.

Double Garage

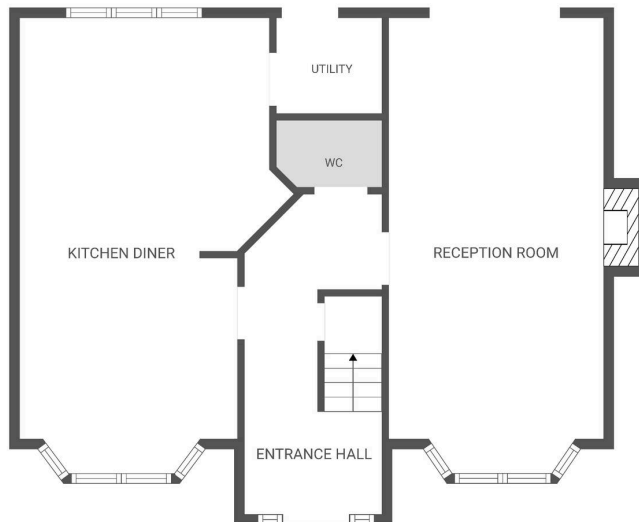
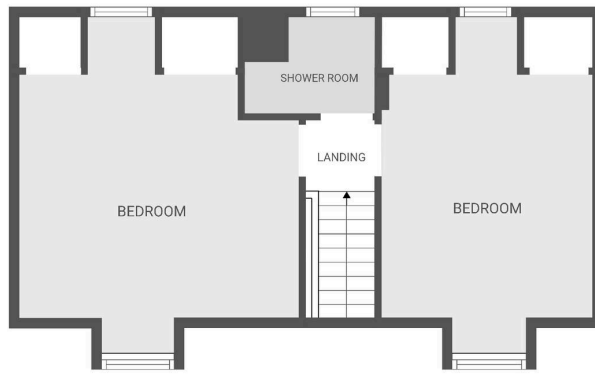
Standard double garage.

Driveway

Driveway parking for several vehicles.







FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is perfectly situated for everyday amenities within the village of Fleckney such as local Co-op, regular bus routes running to and from Leicester City Centre and popular local schooling such as Leicester Grammar School. Well known attractions are also within reach including nearby Wistow Maze in Wistow and both Leicester and Market Harborough train stations with just over an hour commute to London.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

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