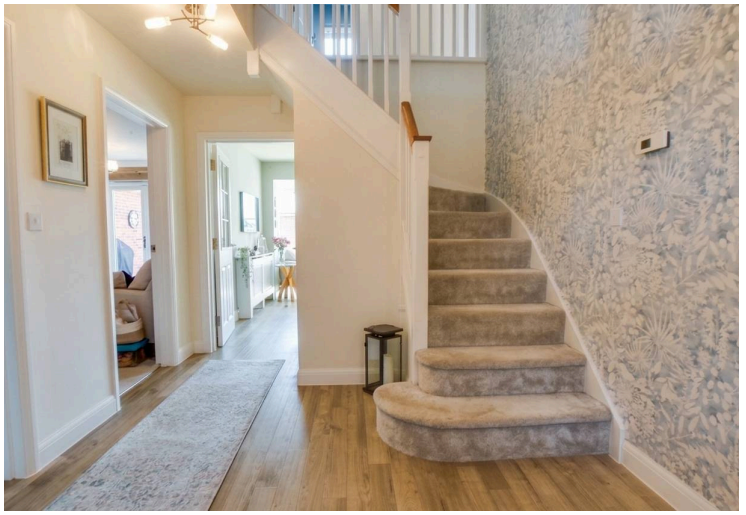






Garner Way, Fleckney

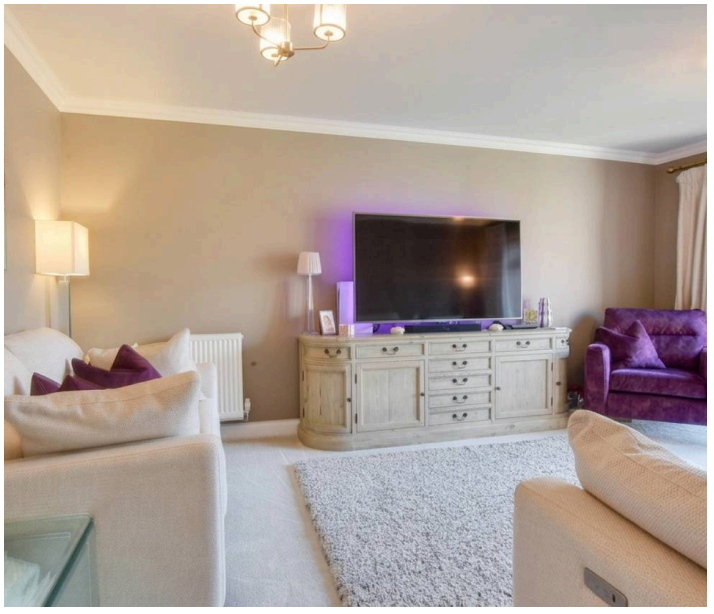
Offers Over £525,000 Freehold

A spacious four-bedroom detached home in Fleckney, offering versatile living with a kitchen diner, study, two en-suites, generous parking, and a converted double garage.

KB Knightsbridge Estate Agents
0116 288 4888







Hallway

With a double-glazed window to the side elevation and a radiator.

Downstairs WC

With a double-glazed window, a sink and a WC.

Living Room

17' 5" x 12' 2" (5.30m x 3.70m)

With double-glazed patio doors to the rear elevation and two radiators.

Kitchen Diner

21' 4" x 14' 5" (6.50m x 4.40m)

With a double-glazed window, an oven, grill, gas hob, and built-in dishwasher and fridge freezer, patio doors to the garden, and a radiator.

Utility Room

8' 2" x 5' 3" (2.50m x 1.60m)

With a sink, plumbing for a washing machine, and a door to the side of the property.

Dining Room

11' 10" x 9' 2" (3.60m x 2.80m)

With a double-glazed window, radiator and door leading to the kitchen.

Study

12' 6" x 6' 11" (3.80m x 2.10m)

With a double-glazed window and a radiator.

First Floor Landing

With a loft access hatch.



Bedroom One
16' 9" x 11' 10" (5.10m x 3.60m)
With a double-glazed window, radiator and access to the walk-in wardrobe.

Walk-In Wardrobe
10' 10" x 3' 7" (3.30m x 1.10m)
With a double-glazed window and a radiator.

En-Suite
8' 2" x 6' 11" (2.50m x 2.10m)
With a double-glazed window, WC, sink, double shower, bath, and a heated towel radiator.

Bedroom Two
11' 10" x 10' 6" (3.60m x 3.20m)
With two double-glazed windows, a radiator and access to the en-suite.



En-Suite
8' 10" x 3' 11" (2.70m x 1.20m)
With a double-glazed window, a shower cubicle with a shower over, sink, WC, heated towel radiator.

Bedroom Three
11' 2" x 9' 6" (3.40m x 2.90m)
With a double-glazed window and a radiator.

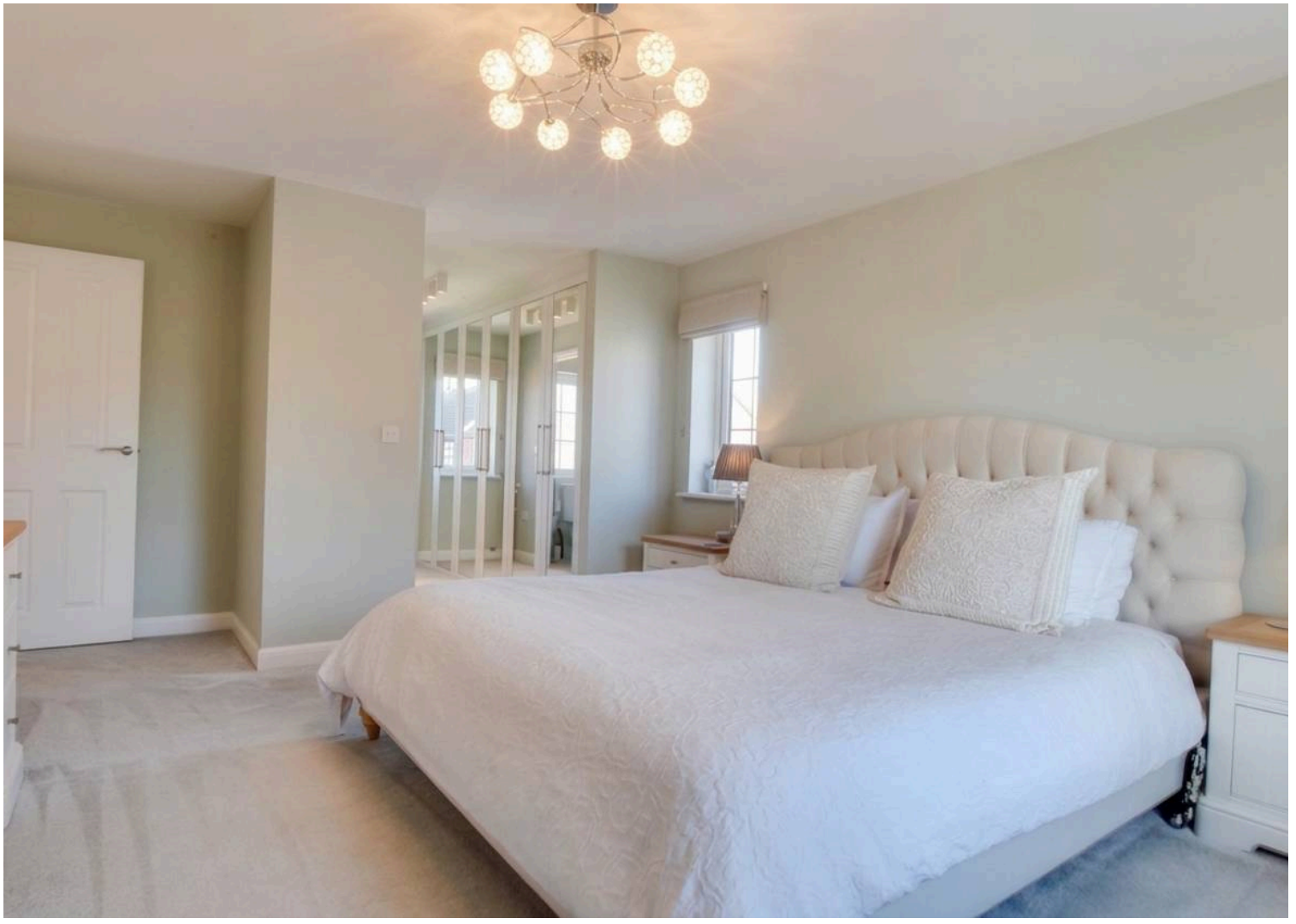
Bedroom Four
12' 2" x 10' 6" (3.70m x 3.20m)
With a double-glazed window and a radiator.

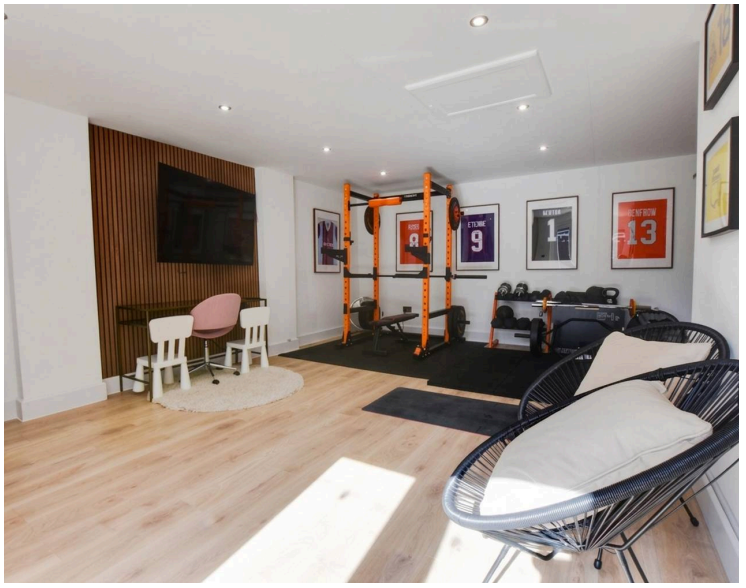














Bathroom

7' 3" x 6' 11" (2.20m x 2.10m)

With a double-glazed window, a bath, toilet, sink, single shower, and towel heater.

Rear Garden

Features a decking patio, slabbed path to the garage, a lawn area, and low-maintenance borders.

Rear Garden

Features a decking patio, slabbed path to the garage, a lawn area, and low-maintenance borders.

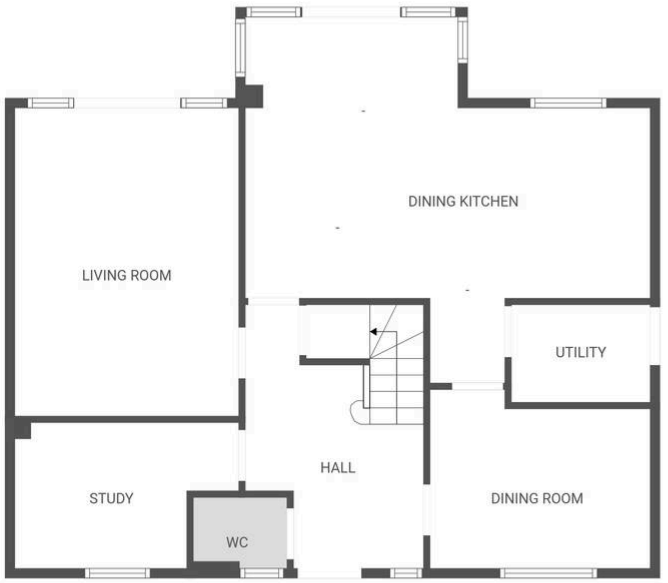
Driveway

Parking for at least 4 cars to the side.

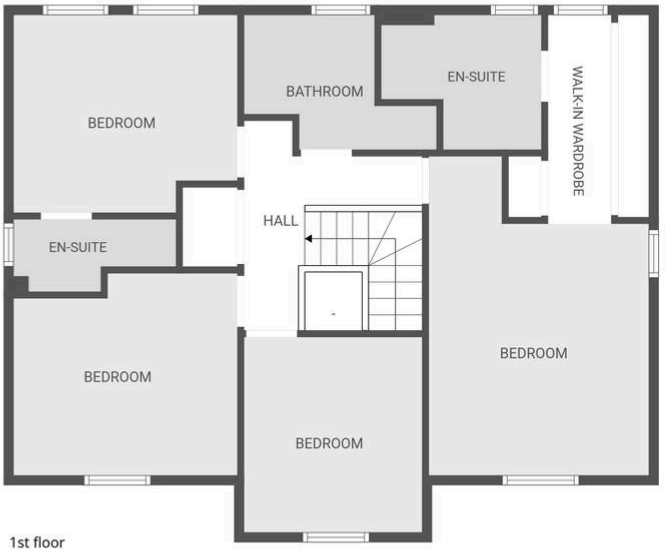
Double Garage

Converted double garage measuring 6.4m x 3.9m. Includes power, spotlights, and a loft hatch for extra storage. Accessible via patio doors from the rear garden or a garage door from the front.

Please note: There is a yearly charge of approximately £168 payable towards the upkeep of nearby communal green spaces.



Ground floor



1st floor

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

We'll keep you moving...

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