

# 114 Fleckney Road, Kibworth Beauchamp

Offers Over **£280,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS







# 114 Fleckney Road

## Kibworth Beauchamp, Leicester

Spacious three-storey semi in Kibworth with 3 double bedrooms (en-suite to principal), lounge, kitchen/diner, garden, tandem parking, garage, and no chain. 1,227 sq ft. Versatile and well-located.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Upward Chain
- South Facing Garden
- Spacious Three-Storey Semi-Detached Townhouse
- Three Double Bedrooms, Including Principal Suite With En-Suite
- 1,227 Sq Ft Of Internal Accommodation
- Private Tandem Driveway Parking For Two Vehicles
- Attached Single Garage With Potential To Extend
- Enclosed Rear Garden With Lawn and Patio













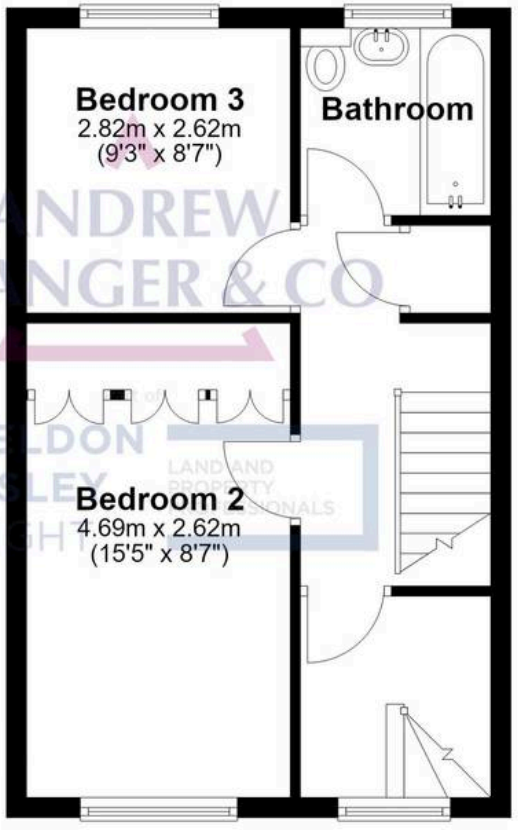
## Ground Floor

Approx. 49.9 sq. metres (537.6 sq. feet)



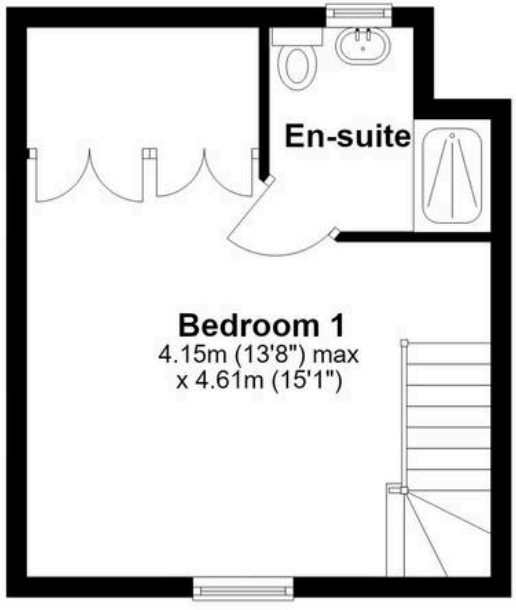

## First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)




## Second Floor

Approx. 24.5 sq. metres (263.3 sq. feet)

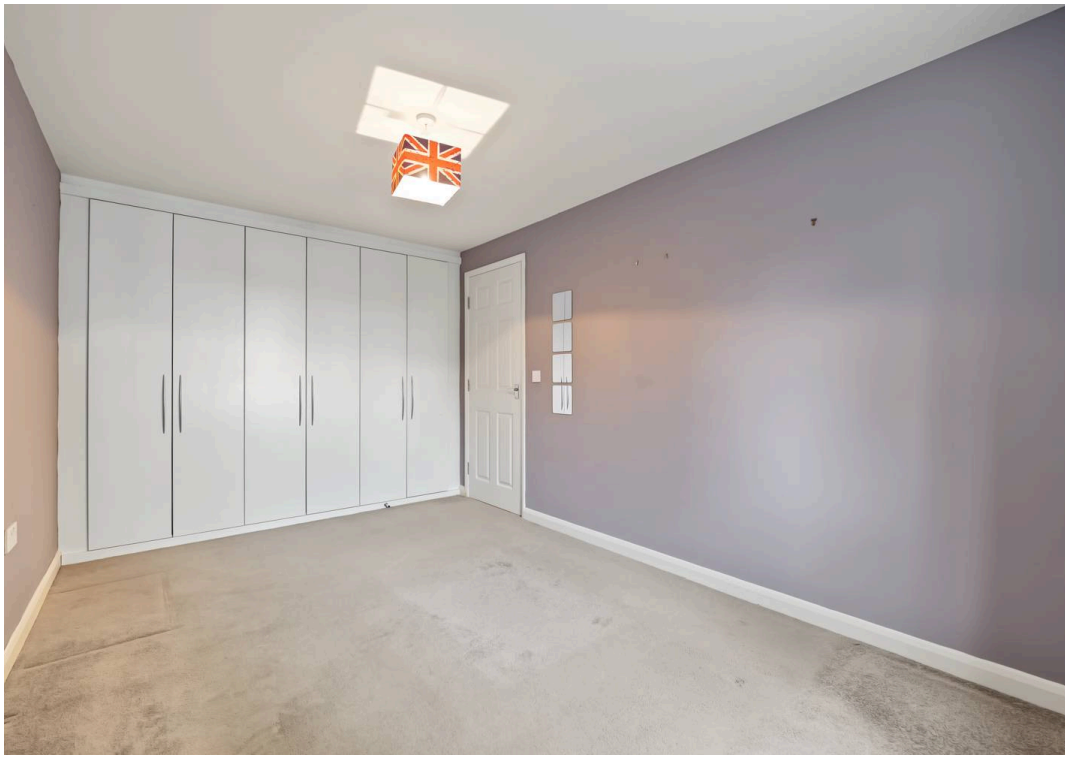


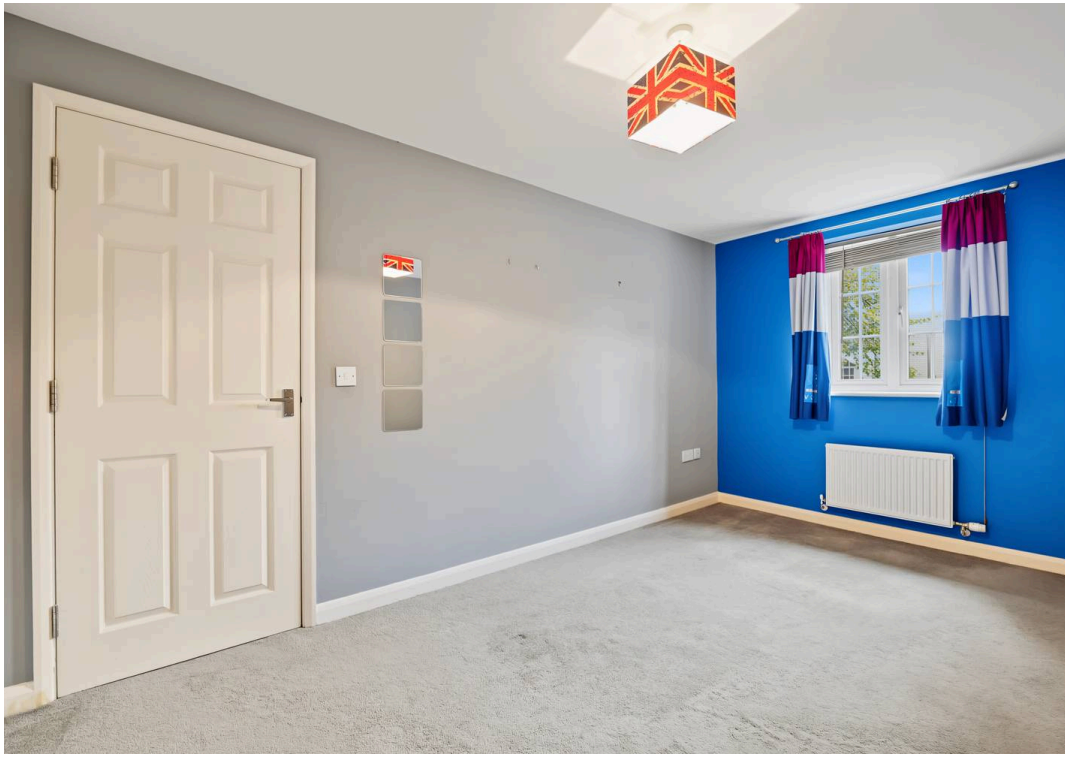

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Total area: approx. 109.6 sq. metres (1179.7 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.












# Andrew Granger & Co (Part of Sheldon Bosley Knight)

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**Disclaimer:**
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

**Future Development & Planning:**
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.