

The Harrogate

Howlett Road, Fleckney, LE8

Guide Price: £400,000



Oliver Rayns
ESTATE AGENTS



- Exceptional Detached Home
- Driveway and Garage
- Four Generous Bedrooms
- New Build To The Highest Standard
- Downstairs WC And Cloakroom
- Upgrades Available On Request
- 10 Year NHBC Warranty
- Open Plan Kitchen Dining Area
- Contemporary Family Bathroom

We are delighted to offer to market this absolutely stunning four double-bedroom detached family home. Nestled in the heart of Fleckney Meadows, a modern development by Shire Homes, this property exemplifies the exceptional quality and craftsmanship that defines these new builds.

This beautifully styled, attractive property, which benefits from a fully NHBC 10 year guarantee, offers families the opportunity to purchase their perfect forever home within a friendly, welcoming community. Offering spacious accommodation, this double fronted detached property has two reception rooms and an exceptional double aspect open plan kitchen/dining with a superb fully fitted kitchen and bi-fold doors to a well-established garden, wood flooring and natural wood internal doors, double glazing throughout, off-road parking for several cars and garage with up-and-over door.

The property is approached via a paved pathway with established lawn and borders on one side and tarmac driveway on the other. The part glazed front door, with full height glass panels on either side gives access to the long entrance hall with ample space for a hall table, and carpeted stairs leading to the first floor. There is a walk-in coats cupboard, a storage cupboard under the stairs and access to the part tiled cloakroom with WC and wash hand basin.

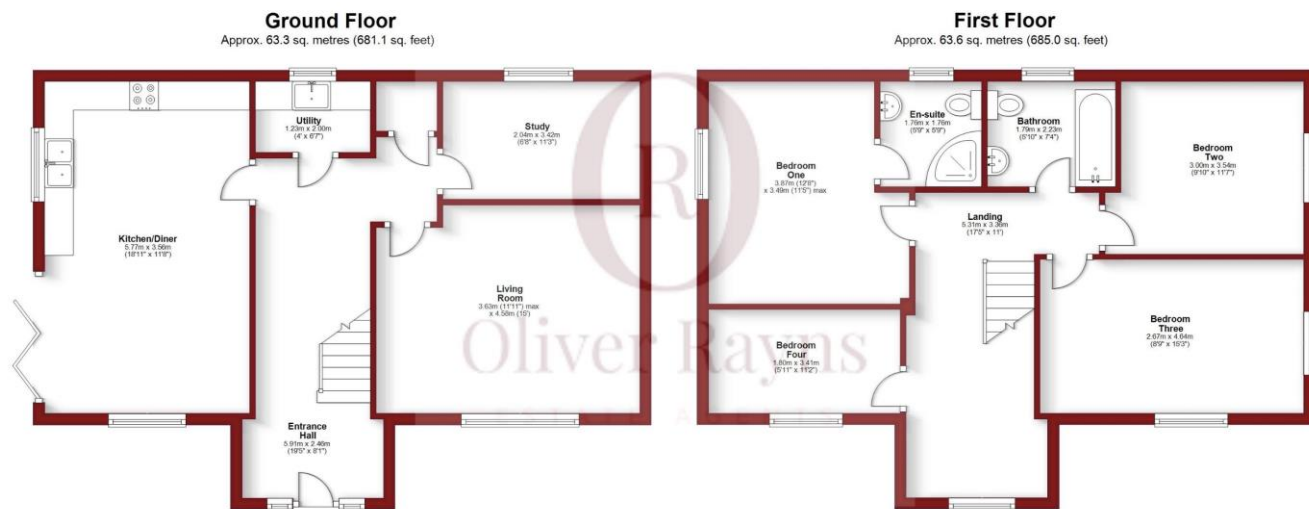
The entrance hall gives access to the reception rooms, kitchen/dining room and utility room. The elegant and spacious front aspect lounge and the rear aspect study, which overlooks the rear garden, are carpeted. The fabulous kitchen/dining room runs the full width of the property and features a beautiful wood floor and bi-fold doors, which allow light to flood the room, leading out onto a paved entertaining terrace and the garden.

The fully fitted contemporary white kitchen is fitted with a range of wall, base and drawer units with quartz work surfaces and risers, a one-and-a-half bowl inset stainless steel sink with mixer tap, built-in oven and built-in microwave above, built-in gas hob with modern extractor hood above, and integrated dishwasher. The adjacent utility room features an inset square stainless steel sink with mixer tap, base units with quartz work surfaces above, as well as space and plumbing for a dishwasher.

Leading from the entrance hall is the staircase to the wonderfully spacious and light first floor galleried landing incorporating a lovely seating area, and providing access to three well-proportioned double bedrooms, a good-sized single bedroom and the family bathroom. The principal bedroom benefits from a superb part tiled en suite shower room with tiled floor, low level WC, pedestal wash hand basin and corner shower unit with rainfall shower and sliding glass doors. The elegant fully tiled family bathroom with tiled floor has a white suite incorporating a panelled bath with rainfall shower above and glass shower screen, low level WC and pedestal wash hand basin.







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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





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