



**17 The Wranglands, Fleckney, Leicester, LE8 8TW**

**Asking Price: £235,000**

*Freehold*



# 17 The Wranglands, Fleckney, Leicester, LE8 8TW

Nearby to open countryside and offering well-proportioned floor space, the property has a stylish and attractive colour palette with beautiful wood flooring and sliding doors at the rear. With a charming kerb appeal and being set back from the road, the driveway accommodates two to three vehicles leading to a garage adjacent to a well-maintained front garden.

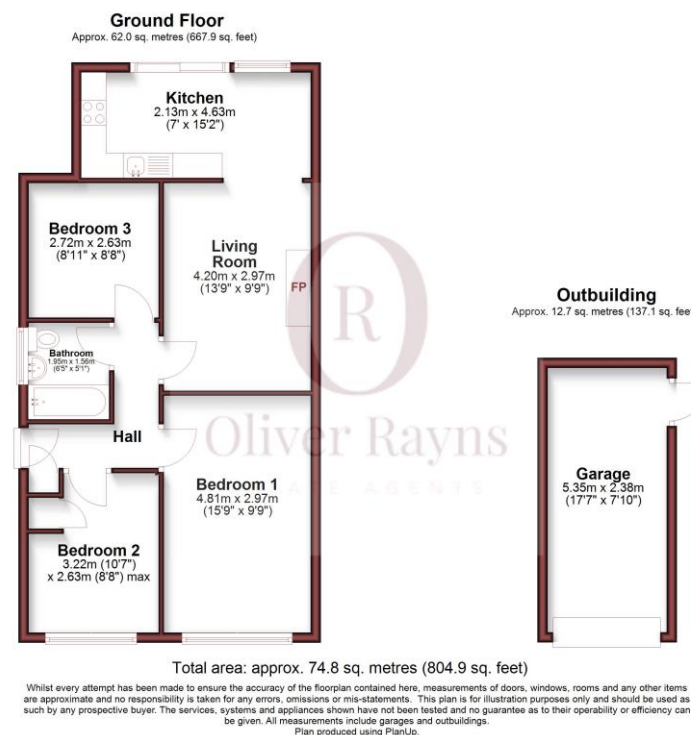
Entry is through an L-shaped entrance hall with a sleek wood laminate floor that extends through to the reception room and kitchen/breakfast room. Ahead of you is the principal bedroom with a fabulous bay window that overlooks the front garden, and allows the light to flow through. To the right is bedroom two which also houses the boiler cupboard.

Around the corner of the hall is the elegant reception room, which features a fabulous electric coal effect fire that's inset into the chimney breast with a brick backplate and wood beams above and below. An open archway guides you into the outstanding kitchen/breakfast room which stretches across the rear of the house. With amazing brick-effect part-tiled walls that attract attention, there is a range of eye-level wall and base units with composite wood-effect work surfaces and a one-and-a-half bowl sink, a built-in oven with a halogen hob and an extractor hood above and integrated fridge/freezer. From the breakfast area, double-glazed sliding doors allow you to step outside into the rear garden and welcomes the outside in.

Adjacent to the reception room is the third bedroom while opposite is the modern white three-piece bathroom suite with contrasting wall tiles, storage space beneath the basin and an electric shower above the bath. Outside, a sunny and deceptively spacious rear garden, which is bordered by wood fence panels, is enriched by an extensive decking, perfect for entertaining and relaxing in the sunshine, a level lawn and a delightful private seating area behind the garage.

Providing buyers with the opportunity to create the perfect family home, we would highly recommend an early viewing to fully appreciate the superb space and location of the property. On the south-eastern side of this sought-after village and in a popular residential setting, a welcoming community awaits. There is a good choice of local convenience stores, such as the Central Co-Op which is nearby, and a variety of excellent local pubs and restaurants, including The Golden Shield and Capital House, as well as Fiona Cairns Luxury Cake Shop. Fleckney Sports Centre offers plenty of sports and leisure facilities while Fleckney Village Hall in the heart of the village is a popular local meeting point. There is also a choice of good schools in the area. Leicester city centre provides a wider selection of shopping outlets, boutiques, eateries and cafes.


- Freehold
- Semi Detached Bungalow
- Spacious Living Room
- Open Plan Fitted Kitchen / Diner
- Three Bedrooms
- Bathroom Suite & Shower
- Front & Rear Gardens
- Driveway & Garage
- No Upward Chain









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.