



21, LODGE ROAD, FLECKNEY, LEICESTERSHIRE, LE8 8BX
GUIDE PRICE £349,950

ANDREW GRANGER & CO

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A modern four bedroomed detached family home situated within a popular residential location on the fringes of the convenient south Leicestershire village of Fleckney.

With the benefit of UPVC double glazing and gas fired central heating, the well appointed accommodation currently comprises an entrance hallway, living room, dining kitchen, large opening to a second sitting room, utility room and cloakroom/wc to the ground floor.

On the upper floor off a central landing lies a master bedroom with en-suite shower room, three further bedrooms and bathroom.

Externally to the front of the property is a small lawned garden requiring low maintenance with tarmac driveway providing off road parking for three vehicles. The side lean-to provides access through to the fully enclosed rear garden having a paved patio, lawn and mature shrubbery.

LOCATION

Fleckney is a village lying just off the A6 to the south of Leicester city centre, with a good range of local amenities including shops, post office, primary school, doctor's surgery, library, churches, public houses and restaurants. More comprehensive shopping facilities can be found in the nearby centres of Market Harborough, Oadby and Leicester.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough proceed northbound via Leicester Road turning right at the third roundabout onto the A6, passing through the village of Kibworth, out onto Kibworth Road as signposted to Fleckney, right along Fleckney Road which will become Saddington Road as you reach Fleckney itself, taking a left hand turn into Western Avenue, following the road along until it becomes Lodge Road where Number 21 will be easily identifiable on the right hand side.



ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating and UPVC double glazed windows, the interior currently comprises:

GROUND FLOOR

HALLWAY 13'9 x 5'1 (4.19m x 1.55m)

With UPVC double glazed entrance door from the front, ceiling light point, coving, double panelled radiator, staircase rising to the first floor landing and wooden flooring.

CLOAKROOM/WC

With UPVC double glazed window to the side, ceiling light point, low level flush wc, wash basin, single panelled radiator and wooden flooring.

LIVING ROOM 14'1 x 11'4 (4.29m x 3.45m)

With UPVC double glazed bay window to the front, two wall light points, ceiling spotlights in the bay, coving, feature inset gas fire with remote control system, TV aerial socket, wooden flooring and double doors leading through to the kitchen diner.

FITTED KITCHEN/DINER 9' x 23'1 (2.74m x 7.04m)

With UPVC double glazed window and door to the rear, ceiling spotlights, attractive range of high quality matching units to base and eye levels with granite work top surfaces, Neff range electric cooker, gas hob with extractor hood above, integrated dishwasher, space for American style fridge freezer, breakfast bar, under floor heating, tiled flooring, large opening through to the second sitting room.

SECOND SITTING ROOM 13'4 x 11'2 (4.06m x 3.40m)

With partly vaulted ceiling, UPVC double glazed windows to rear and side aspects, French doors opening directly out to the garden from the side, two Velux windows, TV aerial socket and tiled flooring with under floor heating.

UTILITY ROOM 6'11 x 8'1 (2.11m x 2.46m)

With UPVC double glazed door to the side, ceiling light points, wall mounted gas fired boiler, units to base and eye levels, plumbing for washing machine, space for tumble dryer and laminate flooring.





BRICK SIDE ENTRANCE 21' x 3' (6.40m x 0.91m)
 With UPVC double glazed doors to front and rear providing access to the gardens and benefits from two skylight windows.

FIRST FLOOR

LANDING

With UPVC double glazed window to the side over the staircase, ceiling light point, airing cupboard.

BEDROOM ONE 9'10 x 9'8 (3.00m x 2.95m)

With UPVC double glazed window to front, ceiling light point, single panelled radiator, built-in wardrobes and en-suite.

EN-SUITE 8'3 x 3'7 (2.51m x 1.09m)

With UPVC double glazed opaque window to the side, ceiling spotlights, extractor fan, low level flush wc, power shower within cubicle, pedestal wash basin, vinyl flooring.

BEDROOM TWO 9'2 x 8'10 (2.79m x 2.69m)

With UPVC double glazed window to the rear, ceiling light point, single panelled radiator, TV aerial socket, laminate wood flooring.

BEDROOM THREE 7'4 x 11'8 (2.24m x 3.56m)

With UPVC double glazed window to the front, ceiling light point, single panelled radiator and laminate wood flooring.

BEDROOM FOUR 6'10 x 9' (2.08m x 2.74m)

With UPVC double glazed window to the rear, ceiling light point and single panelled radiator.

FAMILY BATHROOM 7' x 6' (2.13m x 1.83m)

With UPVC double glazed opaque window to the rear, ceiling light point, extractor fan, low level flush wc, wash basin with unit beneath, bath with power shower above, heated towel rail and tiled flooring.





OUTSIDE

Externally to the front of the property is a small lawned garden requiring low maintenance with tarmacadam driveway providing off road parking for three vehicles. The side lean-to provides access through to the fully enclosed rear garden having a paved patio, lawn and mature shrubbery.

FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating awaited.

COUNCIL TAX

Council Tax Band D. For further information contact Harborough District Council 01858 828282

STAMP DUTY

Note To Buyer: Stamp Duty Land Tax Rate Up to £125,000: Zero. The next £125,000 (the portion from £125,001 to £250,000): 2%. The next £675,000 (the portion from £250,001 to £925,000): 5%. The next £575,000 (the portion from £925,001 to £1.5 million): 10%. The remaining amount (the portion above £1.5 million): 12%. A further 3% will be payable on the whole amount if this is an additional property to one that you already own. For properties costing up to £500,000, first time buyers will pay no stamp duty on the first £300,000.

MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.



LOCATION



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Call 01858 431 315

Andrew Granger & Co. Phoenix House, 52 High Street,
Market Harborough, Leicester LE16 7AF
www.andrewgranger.co.uk



RICS



sales@andrewgranger.co.uk

