



JAMES
SELICKS

THE NUT HOUSE

FLECKNEY, LEICESTERSHIRE



The Nut House, Fleckney, Leicestershire

A fantastic semi-detached Victorian property, beautifully presented with period features throughout, located in this popular south east Leicestershire village.

Entrance hall | Two reception rooms | Superb extended dining kitchen | Two bedrooms | Bathroom | Loft conversion provides a third bedroom | Generous gardens | Close to amenities | Excellent local schooling |

ACCOMMODATION

This stylishly presented period family home is entered via a timber front door with a stained window above into an entrance hall with stairs rising to the first floor. To the left is a sitting room boasting a beautiful period cast iron open fire (with capped gas point) with marbleised slate surround, window to the front elevation, picture rails and an in-built cupboard into the chimney breast recess.

Further along the entrance hall is another sitting room, again with picture rails and a feature arched brick fireplace with a log burner inset, understairs storage cupboard, window to the side elevation, French doors opening out to the rear garden and is open to a superb dining kitchen.

The dining kitchen is light and airy by virtue of a dual aspect, with two windows to the side elevation and French doors overlooking and giving access to the rear garden. It has been fitted with a contemporary range of eye and base level units with Staron worktops over and a Belfast sink with drainer inset.

Integrated appliances include an electric double oven, gas five ring hob with extractor hood over and an integrated fridge freezer. There is also concealed space and plumbing for a washing machine and plumbing for a central heating powered plinth heater.

Stairs rise to the first floor landing which gives access to a master bedroom located to the front of the property with a window to the front elevation, picture rail and a feature cast iron fireplace. A further bedroom has a window overlooking the rear garden and, again, a feature cast iron fireplace. A spacious bathroom provides a four price suite comprising of a WC, wash hand basin, shower cubicle and panelled bath. There is a fitted storage cupboard and loft access to an insulated loft housing the gas fired combination central heating boiler. Stairs rise to the second floor which provides a well thought out loft conversion to provide another bedroom, which completes the internal accommodation and has two skylights to the front and one skylight to rear.

OUTSIDE

The south east facing rear garden is of a generous size and is mainly laid to lawn with feature trees, a sandstone paved patio providing an entertaining area, covered timber log store, and is edged with a low level curved brick wall. To one side the lawn has planted shrub and herbaceous borders providing year round interest, and paved steps lead through the lawn to two raised decked and gravelled seating areas and two timber sheds. There is gated side access from the front of the property on the left.

LOCATION

Fleckney is a very well-regarded south Leicestershire village situated in some of the county's most attractive rolling countryside. Amenities are well provided for and include a Doctors surgery, popular public house, local shopping, excellent primary schooling, sporting and recreational facilities. There is also excellent secondary schooling both in the state and private sector. Fleckney is conveniently situated for access into Leicester city centre to the north and Market Harborough to the south, both providing a wider range of amenities including mainline rail connections to London St Pancras in around an hour.

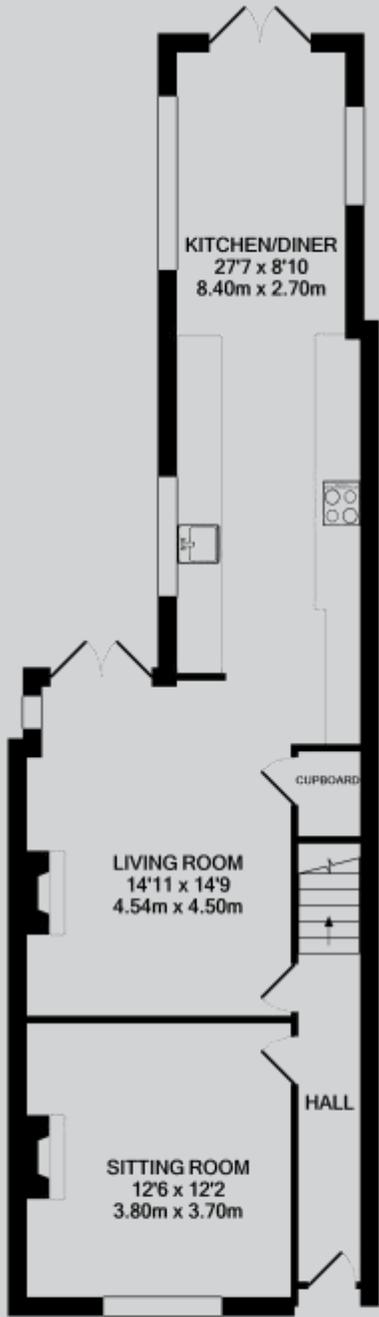
DIRECTIONAL NOTE

Proceed out of Market Harborough in a northerly direction taking the A6 towards Leicester. Upon entering the village of Kibworth take the first left on to New Road. Proceed through Kibworth, exiting the village on Fleckney Road. Follow the sign posting for Fleckney. Upon entering the village of Fleckney proceed along Saddington Road towards the village centre. At the chicanes/library, bear left into School Street and first left into Orchard Street, where the property may be found on the left hand side as indicated by our Agents for sale board.

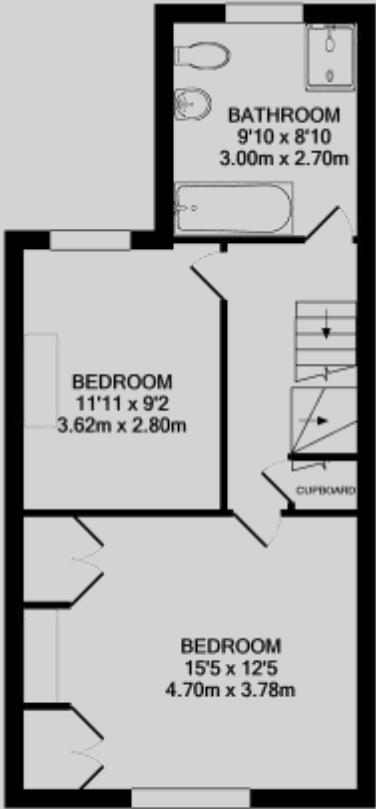




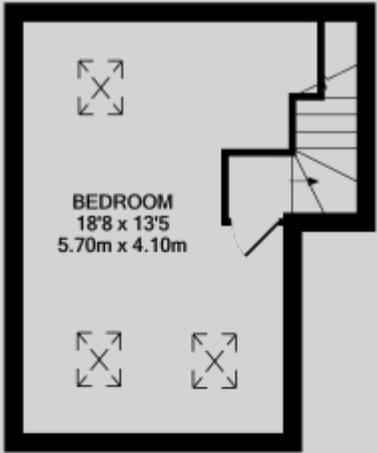
Total Approx Gross Internal Floor Area = 127.7 sq/m – 1375 sq/ft
 Measurements are approximate. Not to scale. For illustrative purposes only.



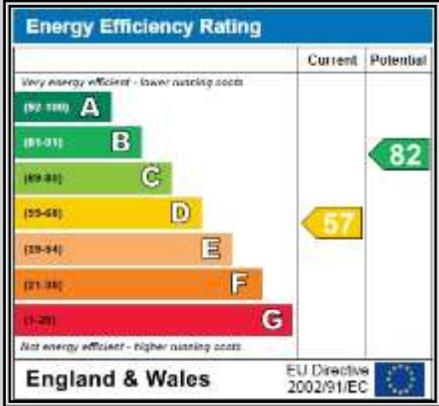
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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