



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 28 Kilby Road, Fleckney

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## "Period Perfection!"

Nestled in the heart of Fleckney, this charming two bedroom period property offers a perfect blend of character and contemporary living with its modern fixtures and fittings, a host of character features and the benefit of a useful utility room!

This delightful property, located in Fleckney benefits from a convenient location with easy access to local amenities, schools, and transport links. The property is within close driving distance of the A6 into Leicester and also Market Harborough with access to the train station boasting excellent commuter links into London in under one hour.

Entrance is gained into the well-presented living room with modern laminate flooring, a feature brick exposed fireplace and double doors leading into the kitchen.

Charming kitchen/breakfast room with exposed tiled flooring, stairs rising to the first floor and ample space for a small dining table. The kitchen comprises a range of eye and base level units, a roll top worksurface with tiled splashbacks, a stainless steel sink with draining board and an integrated oven with a four ring gas hob. There is also space for a fridge/freezer and the additional appliances are in the separate utility room offering ample storage cupboard space in the kitchen.

Fantastic utility/boot room with a stable door benefitting from space and plumbing for a washing machine, tumble dryer, dishwasher and French doors leading out.

Ground floor bathroom comprising a four piece suite to include a panel enclosed bath, fully tiled and enclosed shower, a pedestal wash hand basin and a low level WC.

Stairs rise to the first floor with immaculate carpeting and access to two bedrooms.

Two bedrooms, both double in size, with the second bedroom offering high vaulted ceilings, access to the airing cupboard with a recently fitted boiler installed summer 2024.

The impressive main bedroom enjoys generous proportions with high ceilings, characterful alcoves providing excellent space for clothes storage to be fitted and a window to the front elevation.

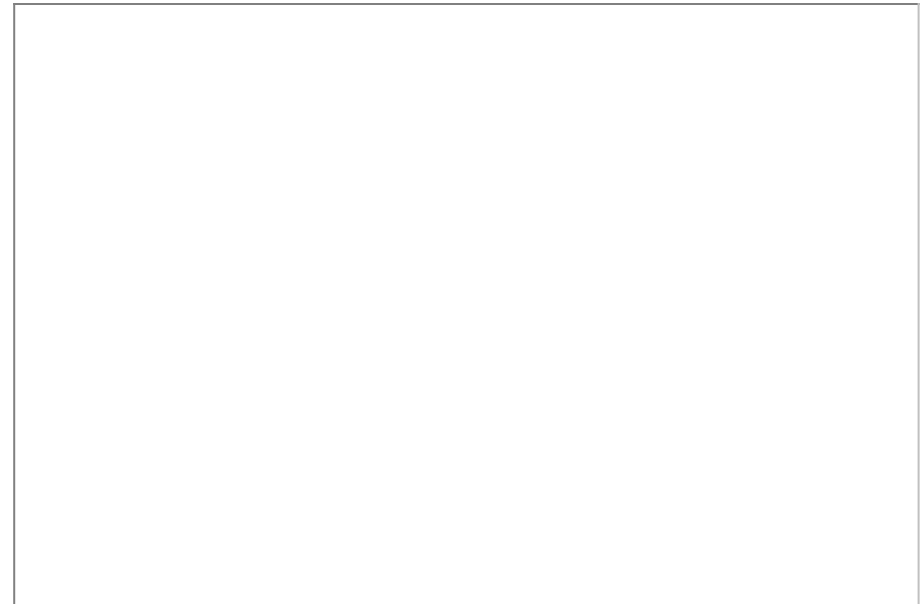
The property is neatly enclosed by a low-level brick wall, offering a charming frontage with a gravelled area and steps lead to the front door.

To the rear, the garden is set slightly apart from the house, creating a sense of privacy and has been thoughtfully designed, featuring a combination of gravel and AstroTurf offering a low maintenance design.





- Living Room - 3.66m x 3.63m (12'0" x 11'11")
- Kitchen/Breakfast Room - 3.63m x 3.02m (11'11" x 9'11")
- Utility Room - 3m x 1.55m (9'10" x 5'1")
- Bathroom - 2.9m x 1.85m (9'6" x 6'1")
- Bedroom One - 3.66m x 3.63m (12'0" x 11'11")
- Bedroom Two - 3.02m x 2.74m (9'11" x 9'0")



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

