



## Kilby Road, Fleckney, Leicester, LE8 8BN

- Victorian terraced home
- Village location
- Ready to move into
- Gas central heating and double glazing
- Family bathroom
- No upward chain
- Countryside views
- Bay-fronted lounge
- Fitted kitchen
- Generous rear garden with Shed

**£220,000**



# Kilby Road, Fleckney, Leicester, LE8 8BN

## DESCRIPTION

Nestled on Kilby Road in the charming village of Fleckney, Leicester, this delightful mid-terrace Victorian home presents an exceptional opportunity for first-time buyers, small families, or investors seeking a ready-to-let property. With no upward chain, this residence is ready for you to move in and make it your own.

As you step inside, you are greeted by two inviting reception rooms that exude warmth and character. The bay-fronted lounge is bathed in natural light, featuring a lovely fireplace that creates a cosy atmosphere for relaxation. The separate dining room, perfect for family gatherings, boasts charming details such as a tiled fireplace and a barn-style door that leads to the fitted kitchen. This well-equipped kitchen, complete with sleek cabinetry and some integrated appliances, offers direct access to the garden, enhancing the convenience of daily living.

Upstairs, the property continues to impress with two well-proportioned bedrooms that provide serene spaces for rest. The bathroom is a standout feature, showcasing a classic clawfoot bath and stylish detailing that adds to the home's character. Additionally, the versatile loft room, with its skylight window, can serve as an extra bedroom, home office, or hobby space, catering to your individual needs.

The generous rear garden extends the living space outdoors, featuring patio seating areas, a lawn, and raised planting beds, making it an ideal spot for relaxation or entertaining. The uninterrupted views of the open countryside create a tranquil backdrop, perfect for enjoying a morning coffee or a quiet moment.

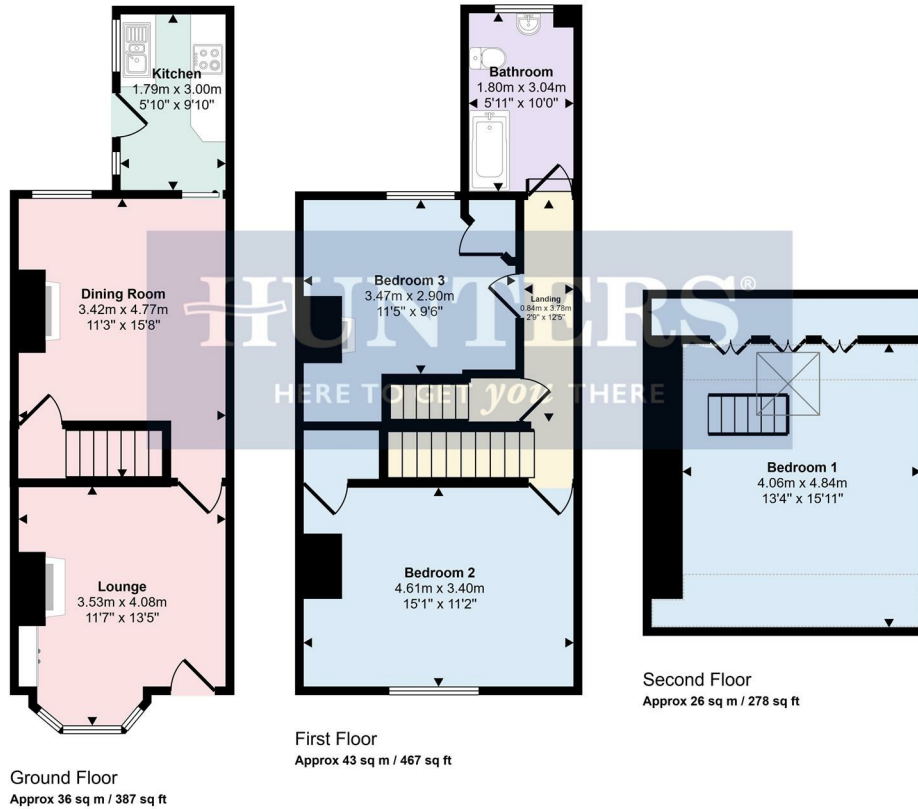
Further advantages of this property include gas central heating and double glazing, ensuring comfort throughout the year. Conveniently located near local shops, schools, and amenities, this home beautifully combines village charm with everyday practicality.

This inviting Victorian home, with its countryside views and characterful features, is not to be missed. Contact Hunters Wigston today!





Approx Gross Internal Area  
105 sq m / 1132 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

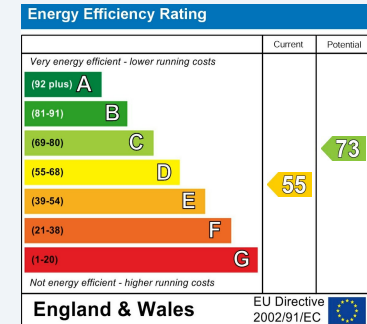
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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