



6 Hensman Close, Fleckney

Offers Over **£350,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

6 Hensman Close

Fleckney, Leicester

Beautiful four-bedroom family home in sought-after Fleckney. Spacious living, modern kitchen, generous garden, local amenities nearby. Ideal for families seeking village life.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

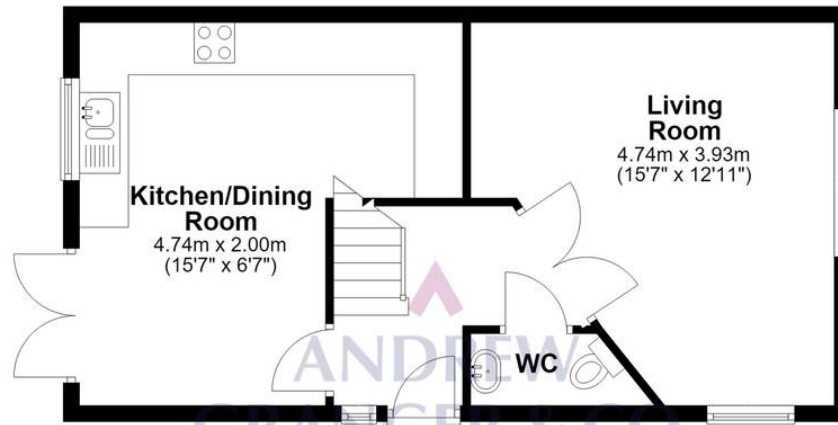
- Beautifully presented four-bedroom family home
- Spacious lounge with plenty of natural light
- Modern kitchen/dining room ideal for family living
- Ground floor WC and contemporary family bathroom
- Generous enclosed, south facing rear garden perfect for entertaining
- Approximately 916 sq. ft. (85.1 sq. m.) of accommodation
- Well-maintained throughout and ready to move straight into
- Sought-after village location in the heart of Fleckney





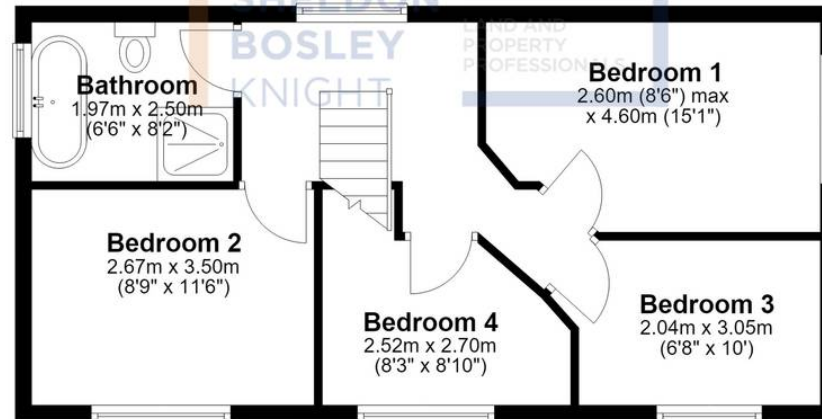
Ground Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



Total area: approx. 85.1 sq. metres (916.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part of Sheldon Bosley Knight)

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.