



OADBY ESTATES

0116 271 3600

SALE

LETTINGS

MANAGEMENT

COMMERCIAL

Freehold £285,000

Orchard Street, Fleckney, LE8



- 2 BEDROOM DETACHED
- NO CHAIN
- DEVELOPMENT POTENTIAL
- CLOSE TO AMENITIES
- ADDITIONAL LAND
- OPEN TO OFFERS



Oadby Estates are delighted to offer to the market this two-bedroom detached property located on Orchard Street, Fleckney - LE8. The property's ground floor comprises of entrance hall, kitchen, lounge/dining room, conservatory and W.C. The first floor includes two double bedrooms and family bathroom. Externally, to the front of the property, there is street parking and a garden to the rear.

The property has the potential to be extended to the rear subject to the correct planning permissions.



The garden has been fenced off where there is additional land, garage and driveway which is accessed via Edward Road. This can be removed to incorporate back into the main property or to use independently. There is also the potential to create an outhouse or home office in this space.

The location of the property is walking distance from schools, shopping and medical amenities. The High Street is within short walking distance. The property is being sold with no upwards chain.

Contact Oadby Estates for a viewing.



Orchard Street, Fleckney, LE8

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





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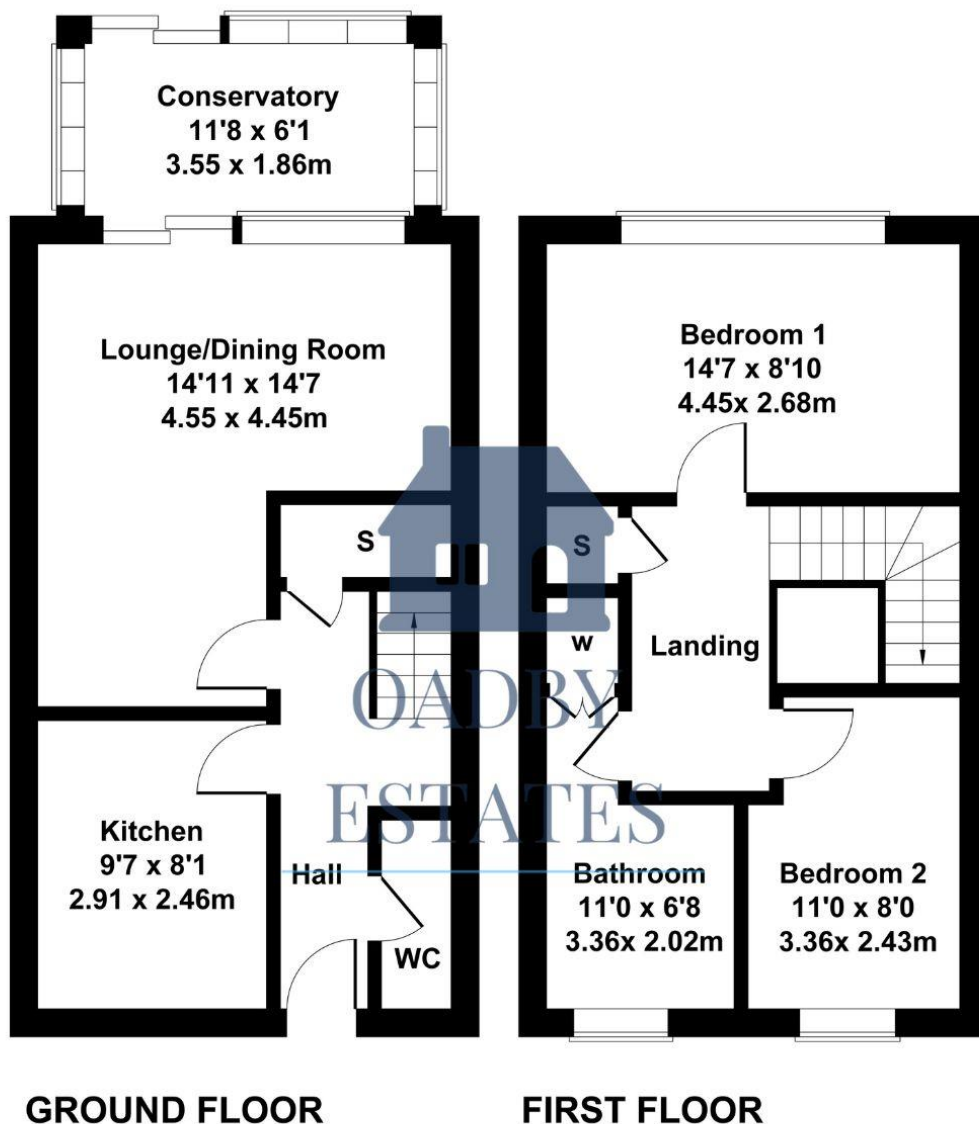




21a Orchard Street

Approximate Gross Internal Area

872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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VIEWING BY APPOINTMENT WITH AGENTS OADBY ESTATE AGENTS LIMITED

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.