James Sellicks

3 Fordview Close

GREAT GLEN
LEICESTERSHIRE
LE8 9FG

Price: £350,000



A rare opportunity to acquire a spacious and extended, detached bungalow on such a generous plot within one of South Leicestershire's most desirable villages.

Offering generous and versatile accommodation throughout, the property would now benefit from a programme of general modernisation and refurbishment, presenting an excellent opportunity for purchasers to create a home to their own specification.

Porch • entrance hall • cloakroom • sitting/dining room • kitchen • utility • study • three bedrooms • refitted shower room • lawned front garden • driveway • single garage • adjoining car port • deep rear garden • two timber sheds • EPC - D

Accommodation

The accommodation is entered via a uPVC front door and porch, with a further glazed door opening into the welcoming entrance hall housing a cloakroom with a white two-piece suite. The spacious sitting/dining room provides an excellent principal reception space and features a gas fireplace, creating an attractive focal point.

The kitchen is fitted with a range of eye and base level units and drawers, together with a stainless steel sink and drainer and an electric cooker point. The kitchen opens into an extended utility room providing additional storage and workspace, plumbing for an automatic washing machine, space for further appliances, a wall-mounted Worcester boiler, storage cupboard and access to both the garage and rear garden. A separate study offers a useful space for those working from home or seeking additional flexibility.

There are three bedrooms in total, comprising two generous double bedrooms and a comfortable single. The accommodation is served by a refitted shower room featuring a modern white three-piece suite including a low flush WC, pedestal wash hand basin, corner shower cubicle and chrome heated towel rail.

Outside

To the front, a substantial block-paved driveway provides extensive off-road parking and is complemented by a lawned garden. There is also access to a single garage and adjoining car port.

The rear garden is a particular highlight, offering excellent depth, privacy and maturity. Beautifully established and thoughtfully landscaped, it features large paved patio areas, shaped lawns, a decked seating area, vegetable plot, mature shrubs and well-stocked planted borders. Two timber sheds provide additional outdoor storage.







Location

Occupying an enviable position within a quiet cul-de-sac close to the centre of the highly sought-after south east Leicestershire village of Great Glen. This popular location is located just seven miles from the city centre yet enjoys some picturesque countryside views and offers a range of facilities including a Parish church, GP surgery, village store, post office, hair and beauty salon, library, local primary school and three public houses. A wider range of facilities can be found within nearby Oadby and Market Harborough.

Tenure: Freehold.
Listed Status: None.
Conservation Area: None.
Local Authority: Harborough District Council, Tax Band: D

Services: Offered to the market with all mains services and gas-fired central heating.
Broadband delivered to the property: Fibre, speed unknown.
Construction: Believed to be standard.
Wayleaves, Rights of Way & Covenants: None our Clients are aware of.
Flooding issues in the last 5 years: None our Clients are aware of.
Planning issues: None our Clients are aware of.
Accessibility: Lateral living, no specific accessibility modifications made.



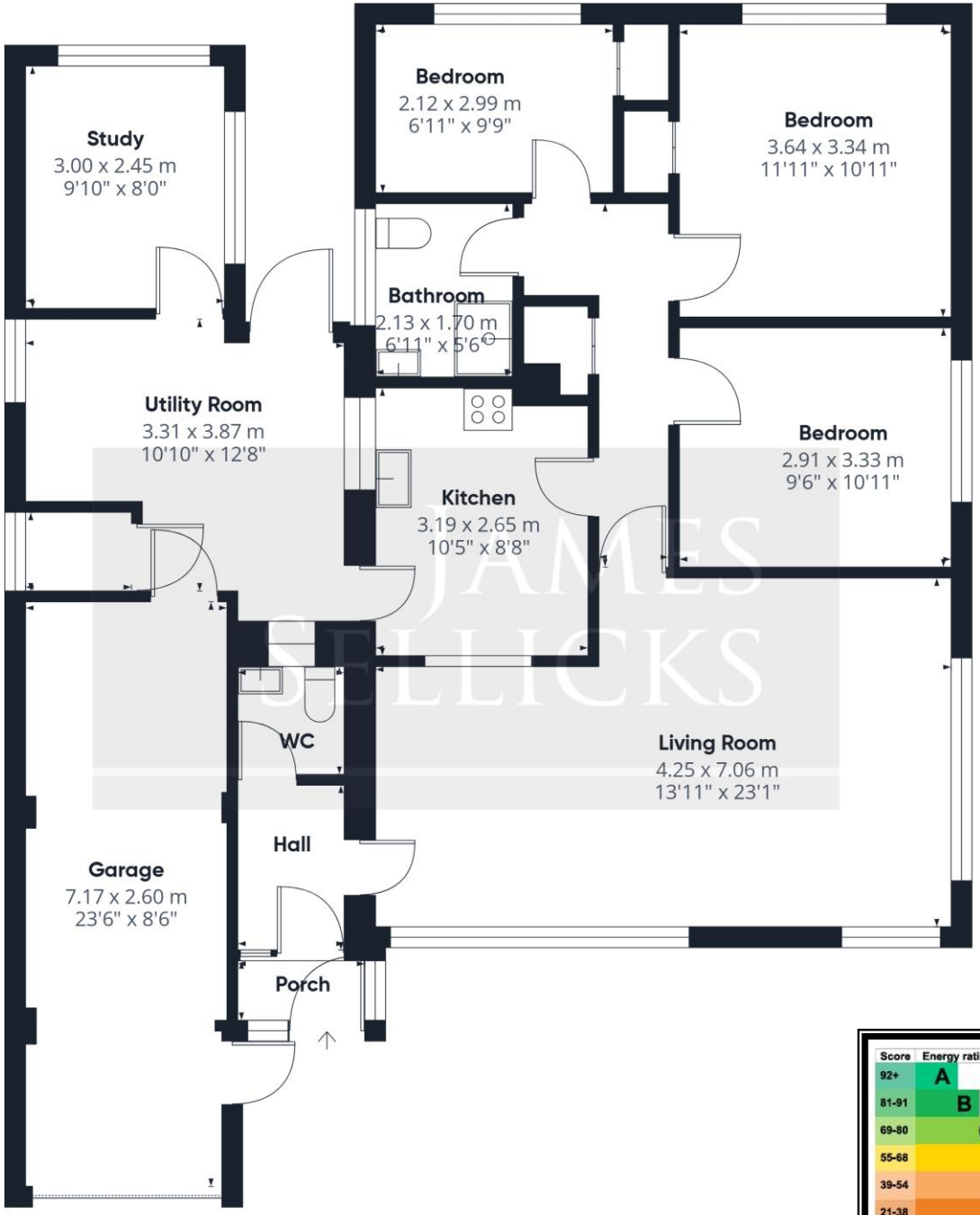


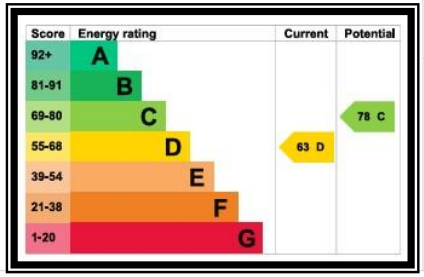












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Approximate total area(1)

120 m²

1290 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamessellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamessellicks.com

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Measures 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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