



JAMES SELICKS

72 DEVANA WAY

GREAT GLEN
LEICESTERSHIRE
LE8 9AE

GUIDE PRICE £360,000

A beautifully presented four-bedroom, two-bathroom semi-detached family home, offering spacious and versatile accommodation arranged over three floors, with a particularly impressive principal bedroom suite occupying the entire top floor.

Situated on the edge of this highly regarded south-east Leicestershire village, the property combines a contemporary interior with excellent bedroom accommodation, off-road parking, a single garage and an attractive south-facing rear garden.

Beautifully presented four-bedroom family home • spacious accommodation over three floors • generous rear sitting room with garden access • contemporary dining kitchen with integrated appliances • impressive top-floor principal bedroom suite • dressing area and en-suite shower room • three further versatile first-floor bedrooms • driveway parking & single garage • south-facing rear garden with patio and lawn • EPC - C

Location

This highly regarded south-east Leicestershire village is surrounded by attractive rolling countryside yet exceptionally well placed for amenities and commuting. The village offers an excellent range of everyday amenities including village store, post office, hair salon, three public houses and the attractive parish church of St Cuthbert's. Situated just off the A6, Great Glen is particularly convenient for commuters, with both Leicester and Market Harborough providing an extensive range of shopping, leisure and professional facilities, together with mainline rail services to London St Pancras in approximately one hour.

The village is also particularly popular with families due to its excellent choice of schooling. St Cuthbert's C of E Primary School is located within Great Glen, with secondary education is available in nearby Kibworth. The highly regarded Leicester Grammar School Trust is also based in Great Glen, providing independent education from junior through to sixth-form level, with Leicester Grammar School Stoneygate forming part of the wider Trust.

Accommodation

The bright entrance hall features a staircase to the first floor and an understairs cloaks cupboard offering practical storage. There is also a ground floor cloakroom with a contemporary white suite.

The dining kitchen is well proportioned, providing ample space for a dining table alongside an excellent range of white high-gloss eye and base level units and drawers with contrasting preparation surfaces and a stainless steel one and a quarter bowl sink and mixer tap. Integrated appliances include an Electrolux double oven, four-ring gas hob with stainless steel splashback and extractor over, fridge-freezer, dishwasher and washing machine. Positioned to the rear of the house, the generous sitting room offers a particularly light and comfortable reception space, with an attractive glazed bay incorporating double doors opening directly onto the garden.

The first-floor landing houses an airing cupboard. The largest bedroom on this floor is a particularly generous double with a window to the rear, while the remaining two bedrooms are to the front elevation. The family bathroom is conveniently arranged with Jack & Jill access with a white three-piece suite comprising a panelled bath, pedestal wash hand basin and low flush WC, complemented by a chrome heated towel rail.

A further staircase rises to the second floor, where the accommodation opens into an impressive principal bedroom suite. Occupying the upper floor, this bedroom is wonderfully spacious, with an attractive feature wall, useful eaves storage and a recessed window area creating a pleasant additional seating space. An open dressing area incorporates fitted wardrobes, while the adjoining en-suite shower room is fitted with a white suite comprising a double shower enclosure, pedestal wash hand basin and low flush WC, together with a chrome heated towel rail. The combination of generous proportions and privacy makes this a superb principal suite.







Outside

To the front of the property is a small garden, with a tarmac driveway extending along the side of the house and providing off-road parking before leading to a single garage which benefits from useful boarded loft storage. The enclosed rear garden enjoys a desirable southerly aspect and a generous paved terrace immediately adjoining the house offering plenty of room for outdoor seating and dining, beyond which lies a good-sized lawn.

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, gas-fired central heating & a water meter.

Broadband delivered to the property: FTT* to the property, 2000mbps.

Construction: Believed to be brick & block cavity wall.

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: No specific accessibility modifications made.

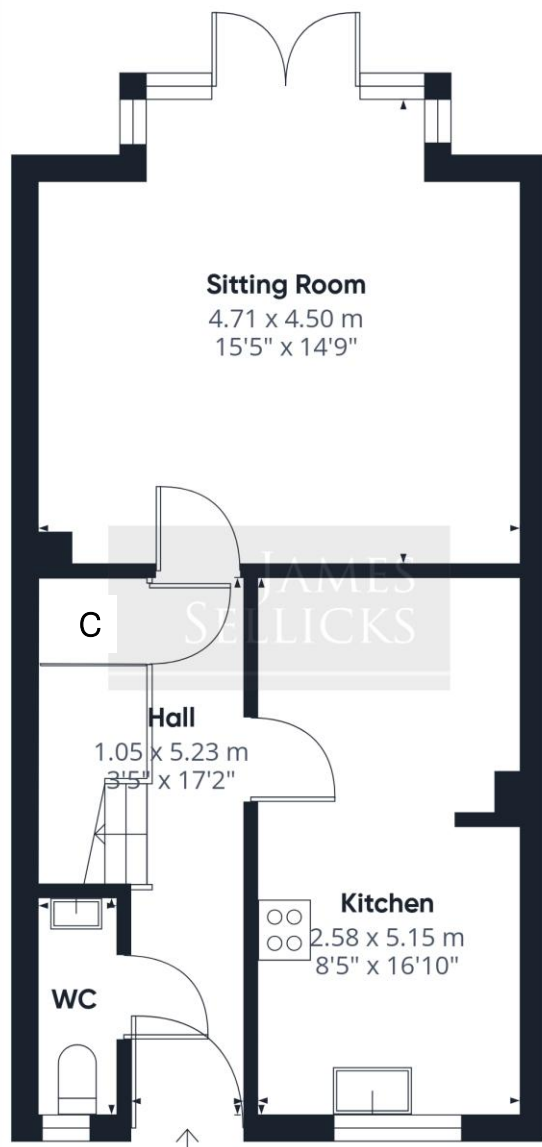
Note to Prospective Purchasers

As a regulated profession, and in accordance with the Anti-Money Laundering Regulations, we are legally required to carry out due diligence checks on all purchasers to verify their identity. A non-refundable administration fee of £60 plus VAT per purchaser is payable upon an offer being accepted. This fee covers the cost of compliance procedures, including Anti-Money Laundering and identity verification checks. These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

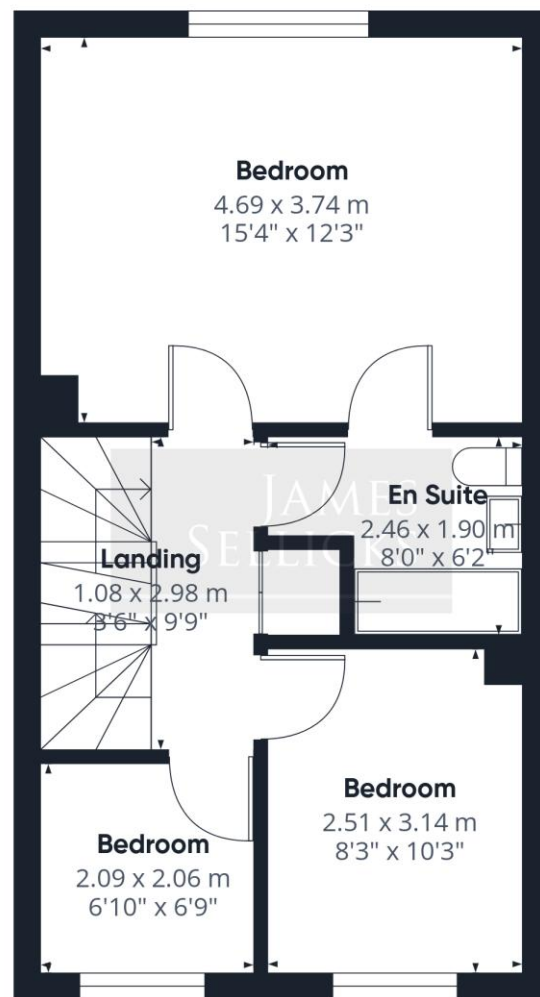




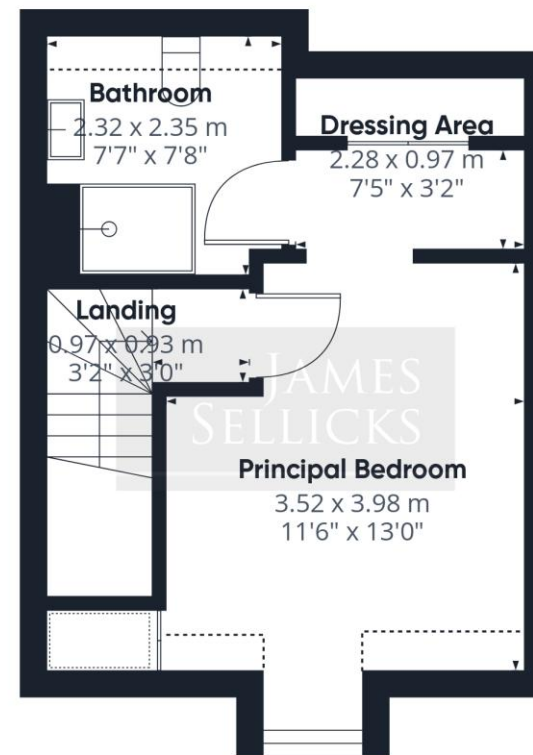




Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

104.3 m²
1122 ft²

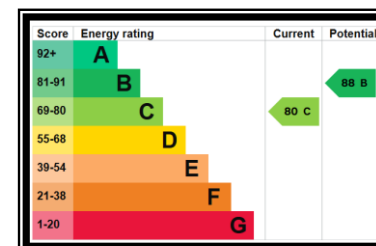
Reduced headroom

1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft



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

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James Slicks for themselves and for the Vendors whose agent they are, give notice that:

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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.

