

JAMES SELICKS

9 FORDVIEW CLOSE

GREAT GLEN, LEICESTERSHIRE
LE8 9FG

GUIDE PRICE: £425,000



Set at the end of a peaceful cul-de-sac, this detached bungalow offers versatile accommodation and huge development opportunity.

Porch • hall • cloakroom • sitting room • study/bedroom four • kitchen • utility area • garden room • master bedroom • two further bedrooms • shower room • driveway • neat front lawn • tandem single garage • attached outbuilding • lawned rear garden • outdoor office • EPC – D

Location

The property is located in this popular south east Leicestershire village providing some picturesque views. Great Glen lies approximately seven miles south east of the city centre 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.

Accommodation

A uPVC door opens into an enclosed porch, which in turn leads to a secondary porch area housing a useful WC with a to piece suite and space for coat storage.

The main sitting room is generously sized, offering a gas fireplace and a large front window that fills the space with natural light. Patio doors open into the garden room, which enjoys lovely views. From here, a sliding door leads into a versatile fourth bedroom or study, fitted with a built-in wardrobe.

A small inner hallway connects the kitchen, bedrooms and bathroom. The kitchen includes a wall-mounted oven, space for a fridge, a worktop-integrated dishwasher, and a serving hatch to the living room. There is also access to a utility passageway, which links back to the garden room and provides further garden access, along with space for a washing machine and chest freezer.

The master bedroom is a generous double with fitted double wardrobes. Bedroom two is also a double and includes a built-in cupboard. Bedroom three has a fitted cupboard and parquet-style flooring. The accommodation is completed by a shower room with a three piece suite including a corner Spa shower enclosure.

Outside

A block-paved driveway providing parking for two cars, complemented by a neatly kept front lawn. To the side sits a tandem single garage, with an attached outbuilding to the rear currently used as a home office, complete with windows and its own entrance.

The garden is a real highlight, predominantly laid to lawn and offering partial field views at the end of the close, along with outlooks towards Great Glen Recreational Ground. A small patio area and pathways lead to an outdoor office and around the garden. There is also a charming brook area that offers great potential for landscaping and personal design.





Tenure: Freehold.

Local Authority: Harborough District Council.

Tax Band: D.

Listed Status: None.

Conservation Area: None.

Construction: Believed to be Standard.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: ADSL, 30mbps.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: One-storey property, no specific accessibility modifications made.

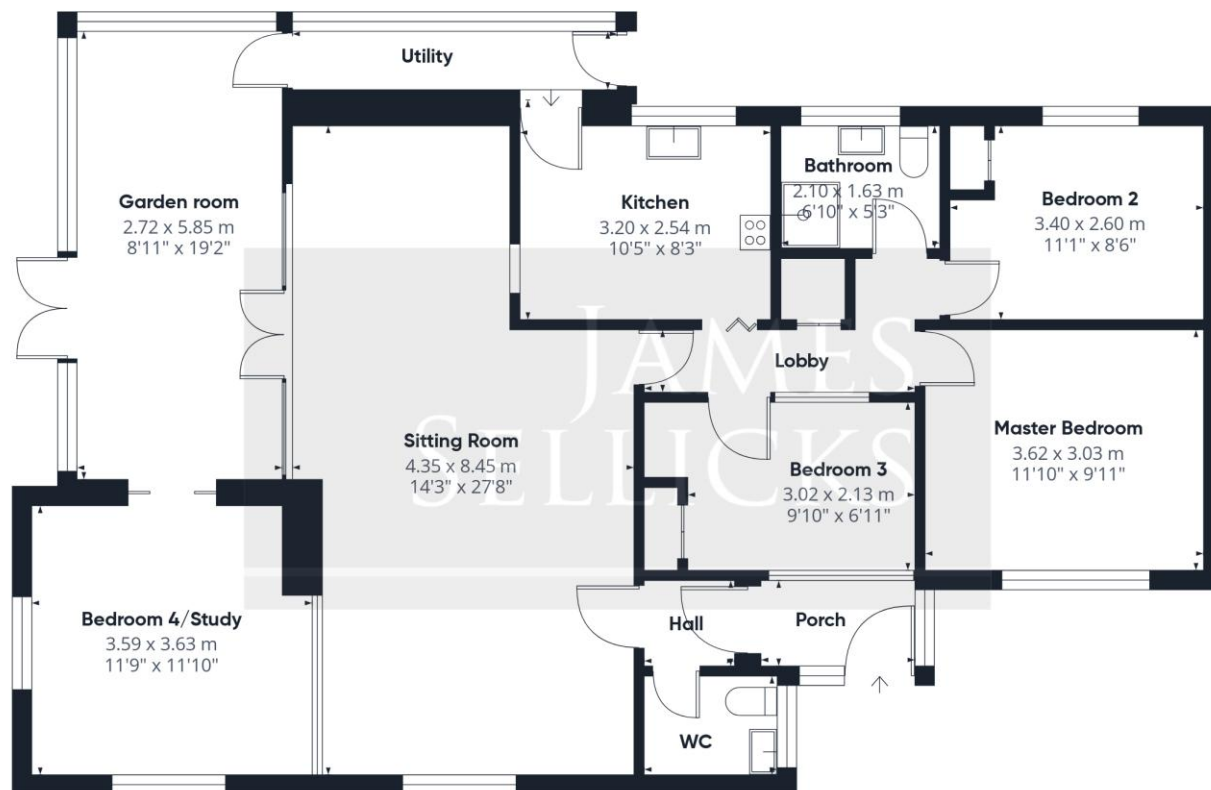
Planning: The Vendor informs us that an application is pending for a possible favourable planning for a Bungalow in the garden if required.

Satnav Information

The property's postcode is LE8 9FG, and house number 9.



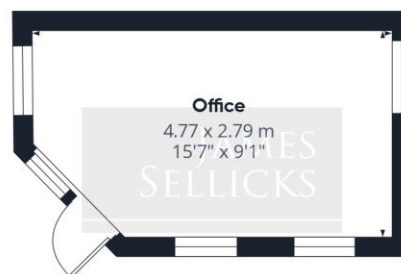




Floor 1 Building 1



Floor 1 Building 2



Floor 1 Building 3

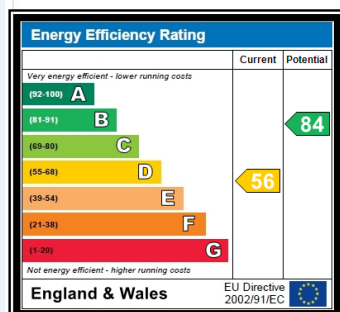
Approximate total area⁽¹⁾

150.3 m²
1617 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



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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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