

JAMES SELICKS

20 DEVANA WAY

GREAT GLEN, LEICESTERSHIRE
LE8 9AE

GUIDE PRICE: £495,000





An immaculately presented, four bedroom, two bathroom detached home located in the popular village of Great Glen, offered to the market with no upward chain.

Entrance hall • cloakroom • study • sitting room • dining room open to kitchen • utility • master bedroom • en-suite • three further bedrooms • bathroom • driveway • single garage • neat, south facing rear gardens • uPVC double glazing • EPC - C

Location

Great Glen is an extremely popular south-east Leicestershire village offering a wide range of amenities including a store, Co-Op, post office, hair salon, three public houses, the attractive church of St. Cuthberts, whilst being surrounded by some of Leicestershire's most picturesque rolling countryside. Located just off the A6, the village is conveniently located for Leicester and Market Harborough, with centres of employment and mainline rail links to London St. Pancras in around an hour.

Great Glen is home to some of the finest schooling within the county. There are several nurseries in and around the village, Little Stars being of note, located on the school site at St. Cuthberts C of E Primary offering education for children aged 4 - 11 years and feeding into The Kibworth Mead Academy in the neighbouring village of Kibworth (11 – 16 years). In the private sector a widely renowned group of schools form the Leicester Grammar School Trust and consists of Leicester Grammar Juniors, Leicester Grammar, and Leicester Grammar Stoneygate (ages 3 – 18).

Accommodation

A uPVC front door leads into an entrance hall with luxury vinyl tiled flooring, housing the stairs to the first floor with a very large understairs storage cupboard beneath. A ground floor cloakroom provides a two piece suite. To the front is a study/snug with luxury vinyl tiled flooring, a dado rail and a window to the front. The sitting room has a patio door leading onto the garden and an electric fire with a wood and stone fireplace surround. The dining room has luxury vinyl tiled flooring and open plan with the kitchen, boasting an array of wooden eye and base level units and drawers with grey tiled splashbacks, a breakfast bar area and wood effect preparation surfaces, a stainless steel sink with drainer unit and window above. Integrated Zanussi appliances include a fridge and freezer, black double oven with four-ring stainless steel gas hob and stainless steel extractor fan over and a dishwasher, inset ceiling spotlights and tiled flooring throughout. The utility room houses the Potterton wall mounted boiler, has tiled flooring, eye and base level units, worktops and tiled splashbacks, a stainless steel sink, space and plumbing for a washing machine and tumble dryer, and a part glazed uPVC door.

The first floor landing provides loft access and houses a built-in airing cupboard with water tank and shelving. The master bedroom has a window to the rear, a good range of built-in wardrobes by Hammonds and an en-suite with a glazed shower enclosure, a pedestal wash hand basin and enclosed WC, chrome heated towel rail, an opaque glazed window to the rear, part tiled walls and luxury vinyl tiled flooring.





There are three further bedrooms, all with built-in wardrobes. The bathroom provides a panelled bath with chrome shower over, a wash hand basin and an enclosed WC, chrome heated towel and an opaque glazed window to the front, part tiled walls and luxury vinyl tiled flooring.

Outside

The property has a neat frontage with box hedging and a tarmac driveway to the side providing off street car standing for two vehicles and access to a large single garage with power and lights. The south-facing rear garden is mainly laid to lawn with a patio area, partially raised wooden sleepers and beautiful mature trees to the rear boundary.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: E

Conservation Area: None.

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

Broadband delivered to the property: Fibre, speed unknown.

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

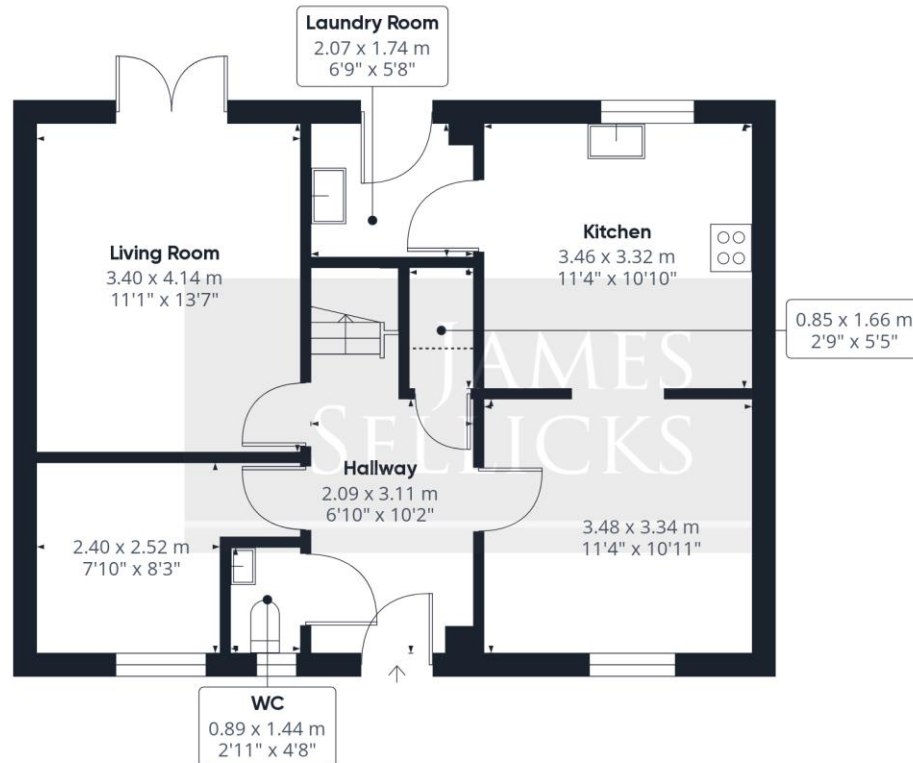
Flooding issues in the last 5 years : None our Clients are Aware of.

Accessibility issues : Two-Storey property, no accessibility modifications made.

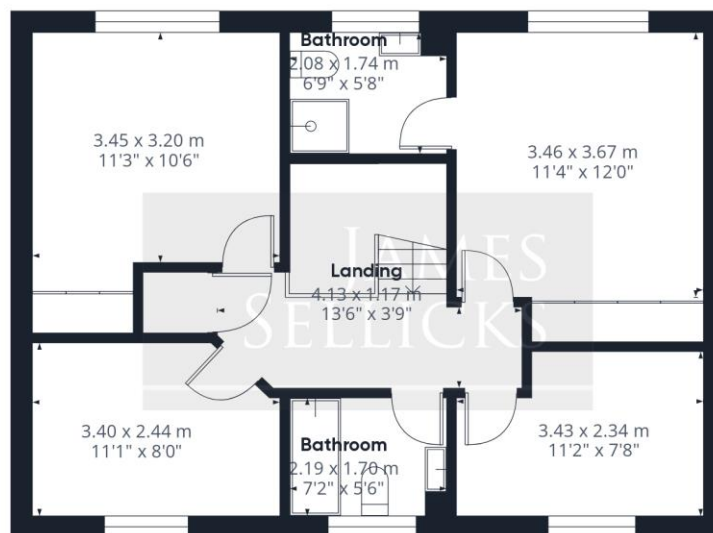
Planning issues: None our Clients are Aware of.







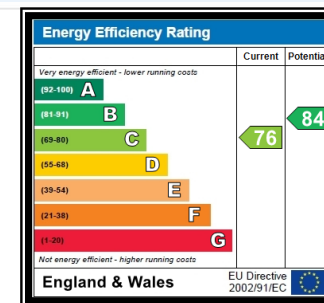
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

133.1 m²

1432.68 ft²

Reduced headroom

0.84 m²

9.09 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

