

JAMES  
SELLICKS

# BRIDGEWATER DRIVE

GREAT GLEN, LEICESTERSHIRE

GUIDE PRICE: £670,000



Tucked away at the head of a quiet cul-de-sac, this fantastic four-bedroom detached home offers generous accommodation, stylish interiors, and wraparound gardens. The property already boasts an excellent layout, with planning permission in place to extend further above the garage, creating even more space if desired, and is thoughtfully integrated for sustainability, with 23 solar panels, a 15kWh battery system, 9.5kWh inverter and a car charging point, all helping to keep running costs low.

Four-bedroom detached home • Spacious L-shaped living kitchen with bi-fold doors • Elegant sitting room • Master bedroom with en-suite • Three further bedrooms • Family bathroom • Large driveway and double garage • solar panels • EV car charging point • Wraparound south-westerly gardens • Planning permission in place to extend above the garage • EPC - D

#### Location

Great Glen is a thriving south Leicestershire village offering amenities catering for most day-to-day needs and being particularly convenient to Leicester Grammar and Stoneygate School within the village along with popular schools in the state sector. The area is surrounded by some of the County's finest rolling countryside with the market town of Market Harborough and the City of Leicester providing a wider range of facilities, professional quarters, and mainline rail access to London St. Pancras.

#### Accommodation

A contemporary front door opens into a welcoming hallway with useful storage and a cloakroom. Double doors lead into a wonderful sitting room, filled with natural light thanks to a bay window overlooking the garden, plus additional windows to the front and side. A cast iron log burner set on a slate hearth adds warmth and character, while French doors connect directly to the patio, making it ideal for entertaining.

The heart of the home is the superb open-plan living kitchen, designed with both style and practicality in mind. This versatile L-shaped space features a contemporary range of soft-close units topped with granite worktops, twin Bosch ovens, induction hob with extractor, built-in fridge/freezer and dishwasher, and a breakfast bar for casual dining. Bi-fold doors open out to the rear and side, seamlessly linking the kitchen to the garden, while underfloor heating ensures year-round comfort.

To the first floor, a spacious landing leads to four well-proportioned bedrooms. The principal suite enjoys dual-aspect windows, built-in wardrobes, and a modern en-suite shower room. Three further bedrooms each offer fitted storage, and they are served by the family bathroom, complete with a panelled bath and shower over.





## Outside

A large block paved driveway provides ample off-road parking and leads to a double garage, fitted with power, lighting, sink with storage beneath, and housing the boiler and solar panel system. To the rear, beautifully landscaped gardens wrap around the home, offering a choice of patio and gravel entertaining areas, colourful flowerbeds, a wooden shed, vegetable plots, and fully fenced borders. With a sunny south-westerly aspect, this is the perfect setting for outdoor living.

**Tenure:** Freehold.

**Listed Status:** None.

**Conservation Area:** None.

**Local Authority:** Harborough District Council, **Tax Band:** F

**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:** Two-storey property, no accessibility modifications made.

**Planning issues:** None our Clients are aware of.

**SatNav :** The property's postcode is LE8 9DX, and the house number is 38.

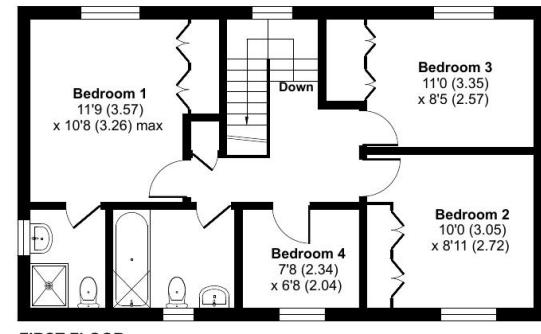




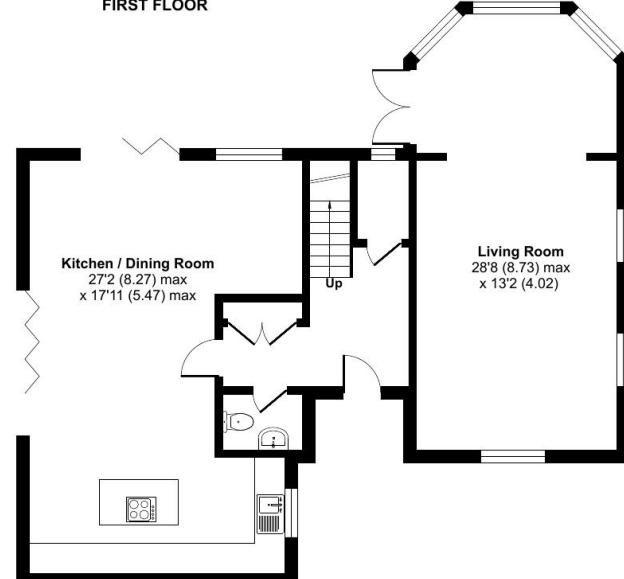


## Bridgewater Drive, Great Glen, Leicester, LE8

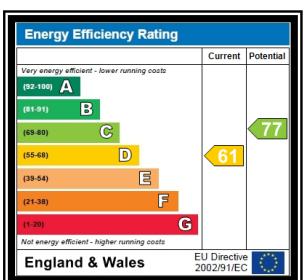
Approximate Area = 1585 sq ft / 147.2 sq m  
 Garage = 311 sq ft / 28.8 sq m  
 Total = 1896 sq ft / 176 sq m  
 For identification only - Not to scale



FIRST FLOOR

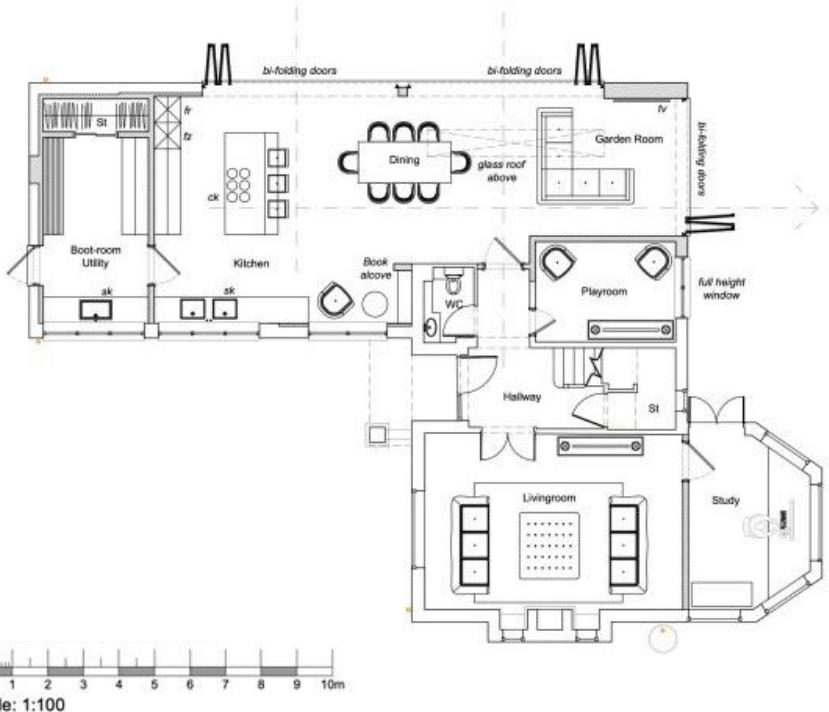
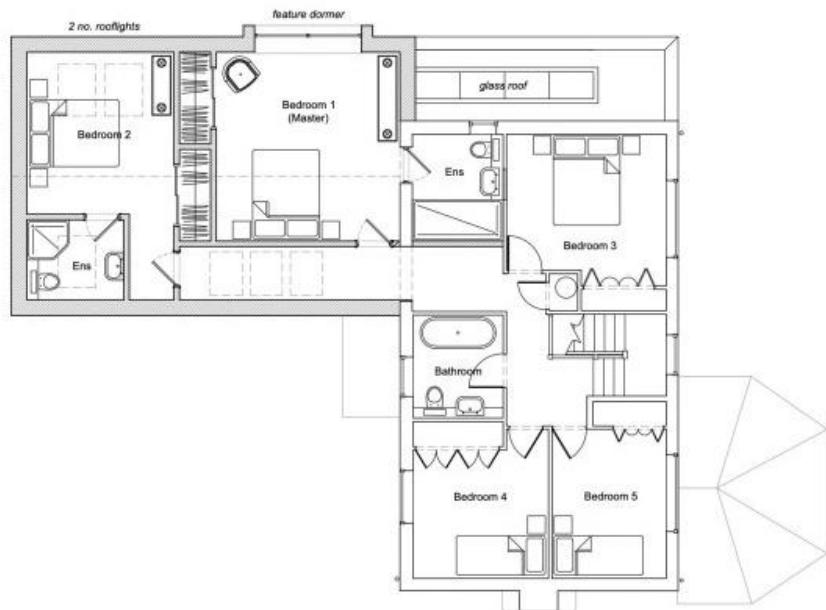


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025. Produced for James Sellicks Estate Agents. REF: 1356515

## Proposed Floorplans



## Proposed Elevations



Proposed Elevations



Current Front Elevation

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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.

