

JAMES SELICKS

28 HIGHER GREEN

GREAT GLEN
LEICESTERSHIRE



An attractive four bedroom detached family home, perfectly situated in a sought-after and popular area. Offering spacious and versatile living accommodation throughout, this property combines character features with practical modern updates. Set within generous gardens and boasting ample parking, it presents an ideal opportunity for families seeking comfort, privacy, and room to grow.

Porch & entrance hall • sitting room • two versatile additional reception rooms • vaulted dining kitchen • utility room • ground floor shower room • two main bedrooms • Jack-and-Jill bathroom • two further bedrooms • family bathroom • gravelled driveway • large, mature wraparound gardens • pond • EPC - C

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 porch leads into a spacious hallway with wooden flooring, dado and picture rails and four built-in understairs storage cupboards. Just off the hall is a convenient cloakroom fitted with a two piece suite. The sitting room is a bright and inviting space, featuring a large bay window to the front, wooden floorboards, an open fireplace with a tiled surround, a further window to the side and two sets of French doors to the side and rear, opening onto the garden. The dining room offers further versatility, having exposed floorboards, wood-clad walls and a pleasant outlook over the garden. Once the original kitchen, an additional reception room with smart white tiled flooring and patio doors to the rear, offers flexibility for family living.

The dining kitchen (converted from the former garage) is an impressive space with wood effect laminate flooring, a vaulted ceiling with wooden beams, a large window to the front and a further Velux affording natural light. The kitchen is well appointed with eye and base level units, drawers, tallboy and glazed cabinets, ample preparation surfaces with high gloss splashbacks, a double Belfast sink and built-in wine rack. Integrated appliances include a microwave and stainless steel double oven with six-burner gas hob, stainless steel splashback and extractor unit. There is space for a fridge-freezer, a dishwasher and a dining table adjacent to French doors to the side garden. A utility room provides further storage, worktops, a sink, white appliance space and houses the floor mounted Worcester boiler. A hallway with an external side door leads to a ground floor bathroom with a WC, wash hand basin, shower and a chrome heated towel rail.

To the first floor, a landing with wooden floorboards houses a useful storage cupboard. The two primary bedrooms both have built-in mirror fronted wardrobes and front-facing windows and are linked by a Jack-and-Jill bathroom with wood-effect laminate flooring, a large wash hand basin, shower enclosure, WC and shelving. Bedroom three offers built-in storage and dual-aspect windows, while bedroom four is another generous double with a fitted cupboard. The family bathroom is well equipped with a wash hand basin, WC, a bath with shower over, separate corner shower enclosure and a heated towel rail.

Outside

Set back from the road, the property enjoys generous off-street parking, finished predominantly with gravel and extending comfortably across the front of the home. The garden is an excellent size and wraps around the property with patio areas to the rear and side. A further generous section lies to the left-hand side, featuring mature planting and a beautiful pond. While the garden would benefit from some rejuvenation, it offers tremendous potential to become a truly delightful and private outdoor space.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

Local Authority: Harborough District Council, **Tax Band:** G. **Construction:** Believed to be Standard.

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: Possible historic covenants.

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

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

Planning: Garage conversion to kitchen since 2008 (unsure on permissions). New flat roof in 2024.

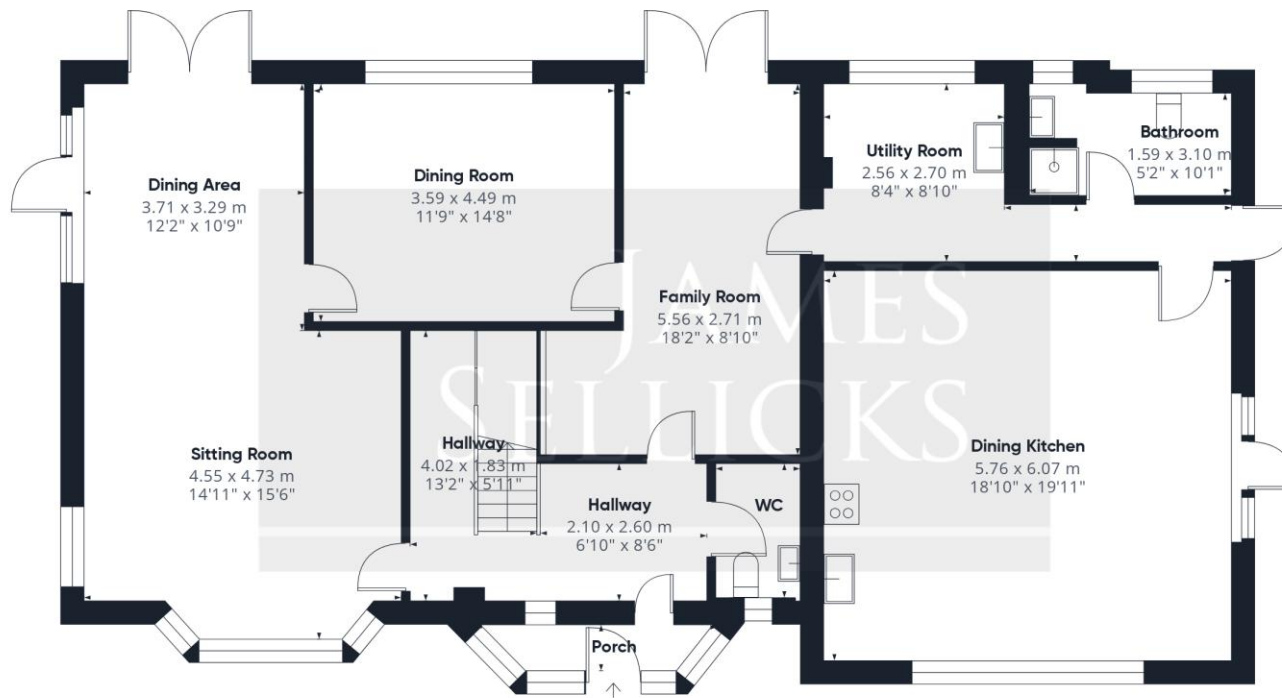




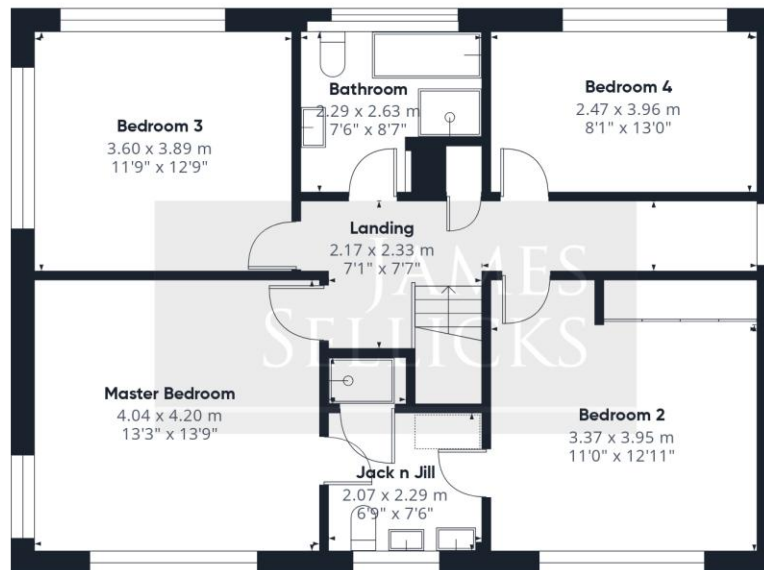




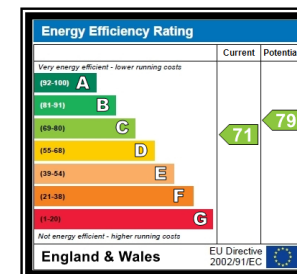




Floor 1



Floor 2



Approximate total area⁽¹⁾

212 m²
2282 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.

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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.

