



Cherry Grove

GREAT GLEN, LEICESTERSHIRE

JAMES
SELICKS

Sales • Lettings • Surveys • Mortgages

Cherry Grove, Great Glen, Leicestershire

This three bedroom semi-detached home tucked away in a popular cul-de-sac within the sought after village of Great Glen represents an ideal opportunity for first-time buyers or investors. Well presented, but with scope for light modernisation presents chance to put your own stamp on this home.

Semi-detached home | Three bedrooms |
Two reception rooms | Kitchen | Bathroom
re-fitted as shower room | Landscaped
garden to rear | Off-road parking | Sought
after location in popular village | No upward
chain | Ideal first-time buy/investment

ACCOMMODATION

You step into the entrance hall as you come through the front door which offers access for a handy guest cloakroom to the side. From here is the sitting room which feels spacious and welcoming. A gas fire provides a focal point while the stairs rise to the first floor in the corner. An open archway leads into the dining room at the rear which overlooks the garden beyond and has plenty of natural light coming through the double doors.

The kitchen is equipped with a range of fitted wall and base units providing plenty of storage. There is an integrated oven and gas hob with plumbing and space for washing machine and space for fridge/freezer. A pantry cupboard makes use of the space under the stairs while a door to the side provides outside access to the drive.

Upstairs the main bedroom is situated at the front and features fitted wardrobes and cupboards. There are two further bedrooms and the bathroom has been re-fitted as a shower room which features shower cubicle, WC and wash hand basin.

OUTSIDE

The front is gravelled providing an attractive low-maintenance space with hard-standing drive to the side providing off-road parking for two vehicles. The rear garden has been landscaped and features a paved patio terrace, lawn with bedding borders and timber framed shed.

TENURE: Freehold

LOCAL AUTHORITY: Harborough District Council

TAX BAND: C

SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

LOCATION

Great Glen is located approximately seven and a half miles south east of Leicester city centre, a popular village with an abundance of local amenities including village store, popular pubs, parish church, local primary school, post office, hairdressers and GP surgery.

DIRECTIONAL NOTE

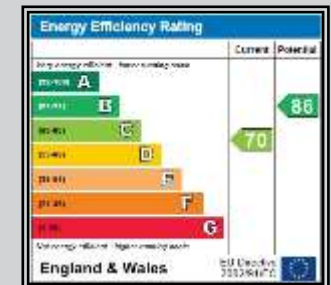
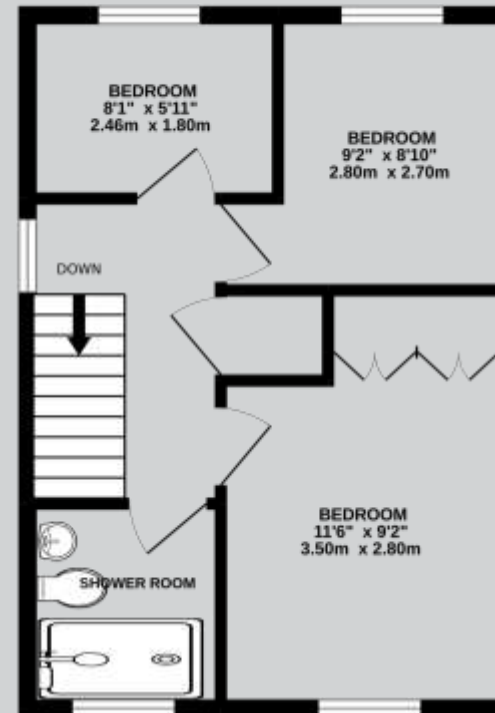
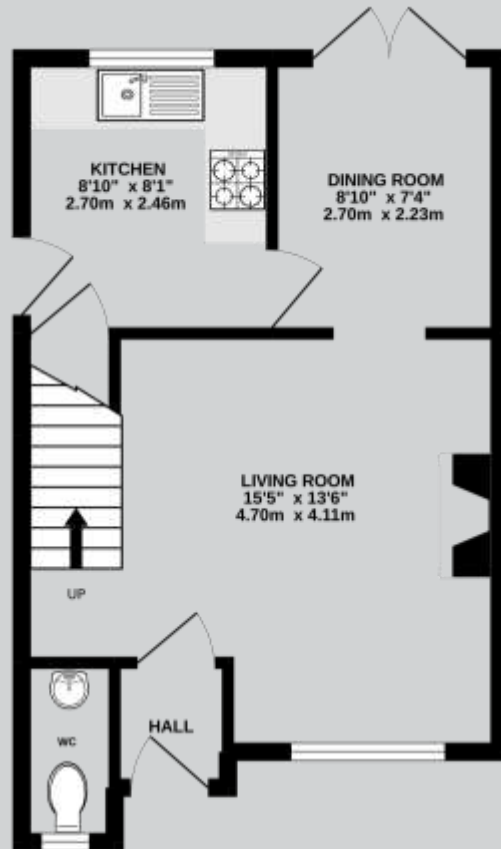
From Market Harborough town centre proceed north along the A6 towards Leicester, through the village of Kibworth. At the Archers roundabout on the A6 bypass turn right towards Great Glen and left at the T-junction. Turn right into Church Road. At the mini-roundabout proceed straight into Oaks Road and turn right into Cherry Grove where the property can be found on the right hand side.





Total Approx Gross Internal Floor Area = 64.5 M² – 694 Ft²

Measurements are approximate. Not to scale.
For illustrative purposes only.



JAMES SELICKS

Market Harborough Office
13 Church Street
Market Harborough LE16 7AA
01858 410008
mh@jamesselicks.com

Oakham Office
01572 724437

Leicester Office
0116 285 4554

London Office
0207 839 0888

www.jamesselicks.com



Made with Metropix

Important Notice
James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements 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.

Sales • Lettings • Surveys • Mortgages