



OAK TREE ROAD
GREAT GLEN, LEICESTERSHIRE

JAMES
SELLICKS

This modern detached home, built in 2022 features several upgrades and extras and is offered for sale with no upward chain. With three double bedrooms, ensuite and family bathroom and open plan kitchen/diner and located on the edge of the sought after village of Great Glen it is an ideal opportunity for upsizing families and downsizers alike.

Modern detached home • Numerous upgrades and extras • Three double bedrooms • Open plan kitchen/diner • Sitting room • Utility room and guest cloakroom • Ensuite and family bathroom • Detached garage and off-road parking • Remainder of NHBC Certificate • No upward chain •

Accommodation

Having benefited from several upgrades and extras totalling over £20,000, this home is turnkey ready for you to move in and call home. A welcoming hall greets you as you step in through the front door. Ahead of you is a handy guest cloakroom with contemporary suite. To your left the sitting room is bathed in natural light through the window to the front and French doors to the rear. The open plan kitchen/diner is another welcoming, bright space with an abundance of natural light. Modern, sleek units provide ample storage with plenty of work surface space above. Integrated appliances include double oven, induction hob and dishwasher. There is space for an American-style fridge freezer. Through here is a handy utility room, with access to the rear garden. Further storage is provided with matching units to the kitchen.

Upstairs the sense of space continues with bright landing. The master bedrooms feature a modern ensuite shower room. You will find two further double bedrooms, the guest bedroom with built-in cupboard. The family bathroom features a contemporary three-piece suite comprising bath with shower over, WC and wash hand basin.

Outside

The front features a paved path leading to the front door with bedding borders either side. A hardstanding drive to the side provides off-road parking for two vehicles and leads to the detached single garage (which has an EV charging point, power and light). The rear garden features a paved patio terrace and path, lawn and raised bedding areas with reclaimed timber borders.

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.





Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: D

NHBC: The property benefits from the remainder of the NHBC Certificate (10 years from 2022).

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

Satnav Information

The property's postcode is LE8 9HP, and house № 28.

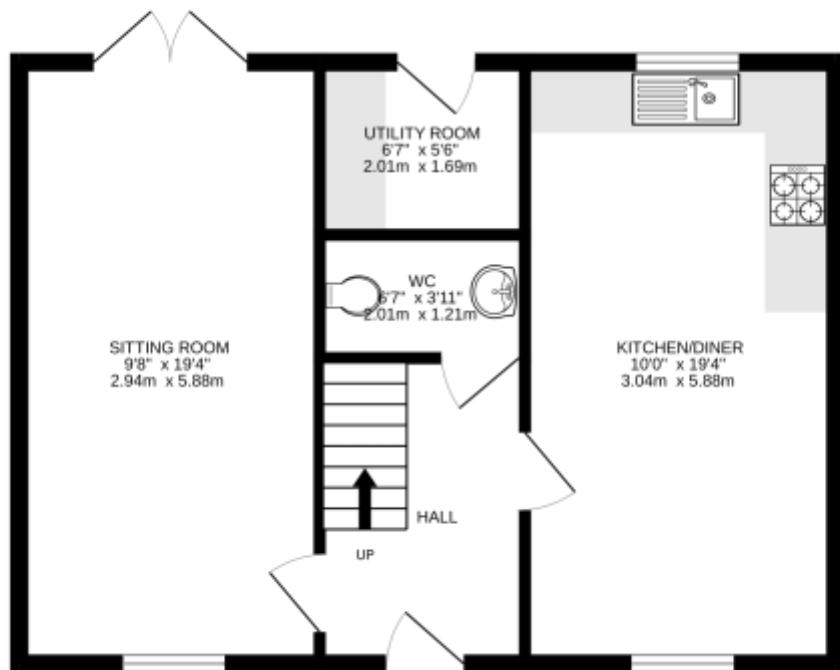
Special Note

Furniture is available via separate negotiations.

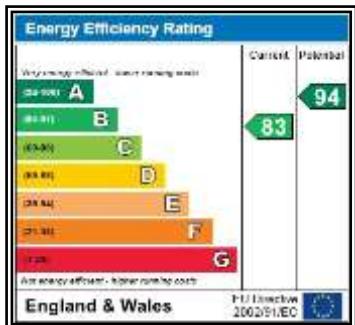
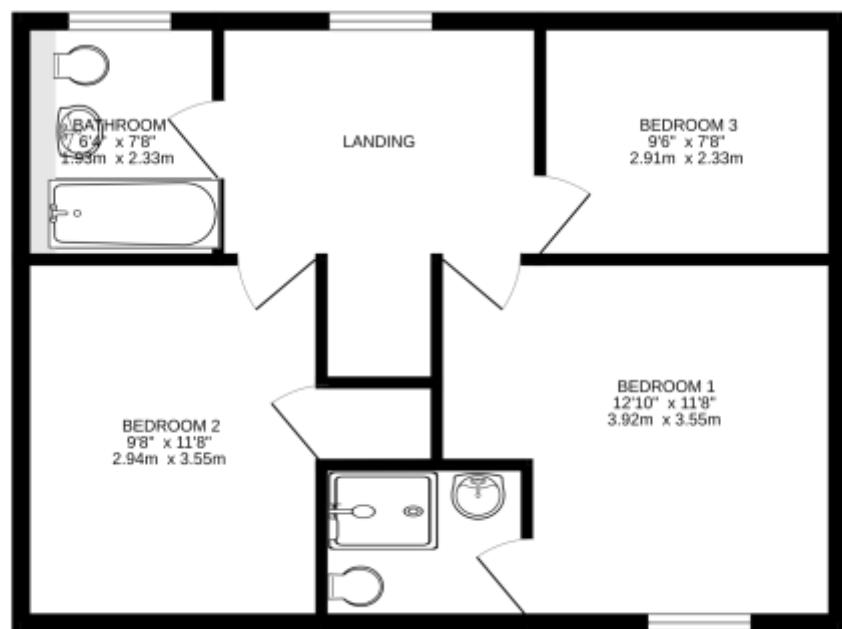




GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



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

Leicester Office
0116 2854554

Oakham Office
01572 724437

jamessellicks.com



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 warrant, 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.

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.

