

7 Higher Green

GREAT GLEN, LEICESTERSHIRE LE8 9GE



JAMES
SELICKS

OFFERS OVER £550,000

Nestled on one of Great Glen's most favoured roads close to the heart of the village, this three-bedroom detached family home is ripe for remodelling, subject to the necessary consents. With excellent local schools and access to the A6 on the doorstep, an internal inspection of this wonderful home is highly recommended by the Agent.

Detached family home • Ripe for remodelling (STPP) • Sitting room • Conservatory • Dining room • Kitchen • Garden room • Three double bedrooms • Bathroom • Rear garden • Ample driveway & tandem garage • Popular south east Leicestershire village • Highly sought after local schooling • Excellent road links to Leicester & Market Harborough • No upward chain •

Accommodation

The property is entered via a wooden front door into an entrance hall which has a downstairs toilet with a sink, WC and a wooden window to the front elevation. To the left is a large, bright sitting room, light by virtue of its triple aspect comprising a large window to the front, two windows to the side and sliding double glazed patio doors to the conservatory. There is a feature gas living flame effect fire with stone hearth and back and an ornate wooden surround. The conservatory is of uPVC construction and provides a space to enjoy views over the rear garden, there are French doors giving access to the garden.

Off the hallway opposite the front door is a dining room with sliding patio doors to the garden and an archway giving access into the kitchen, where there is an excellent range of wooden eye and base level units with laminate worktops over providing ample preparation space with tiled splashbacks. Integrated appliances include an Indesit oven, a Hotpoint four-ring gas hob with a black Neff extractor above. There is space and plumbing for a freestanding dishwasher and washing machine. There is a sink with drainer unit overlooking the rear garden and a floor standing Glow Worm boiler.

From the entrance hall stairs rise into an inner lobby which has Velux window and a door to the tandem garage. A garden room situated to the rear of the garage has wood panelling throughout and a wooden double-glazed window overlooking the garden.

Stairs rise to the first-floor landing which has two wooden windows to the front elevation and an airing cupboard off. There are three double bedrooms, the master is situated to the rear of the property and has a sink, a large, fitted cupboard and a window taking in views of the garden. Bedroom two to the front of the property has a window to the front elevation and a range of built in wardrobes. The third and final bedroom has a fitted cupboard and a window to the rear. Completing the accommodation to this family home is the bathroom with a three-piece suite comprising a panelled bath with shower over, a low flush WC, wash hand basin with storage cupboard beneath and a mirrored cabinet above, tiled walls and a heated towel rail.

Outside

To the front of the property is a large tarmac driveway with car standing for up to three vehicles. There is a lawned area to the left with a mature tree and shrubs, while hedging provides privacy from the neighbours. To the right is a tandem garage and personnel door giving access to the rear garden. There is a further raised area with shrubs. To the rear is a paved entertaining area directly accessed from the conservatory and dining room. Step lead up to a manicured lawn surrounded by a low-level wall with stone feature planters on the edge. There is a wooden arbour and bench, a shed, and fenced boundaries to the side and a hedge to the rear.





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 Stonegate 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

Listed Status: Not Listed

Conservation Area: Not in a Conservation Area

Tree Preservation Orders: None that our clients are aware of

Tax Band: E

Services: The property is offered to the market with mains water & drainage and gas-fired central heating.

Broadband delivered to the property: Assumed FTTC or FTTP

Non-standard construction: Believed to be traditionally constructed.

Flooding issues in the last 5 years: None

Accessibility: No accessibility modifications

Planning issues: None

Coastal erosion: None

Coal mining in the local area: None

Sat Nav: The property's postcode is LE8 9GE and house number 7.

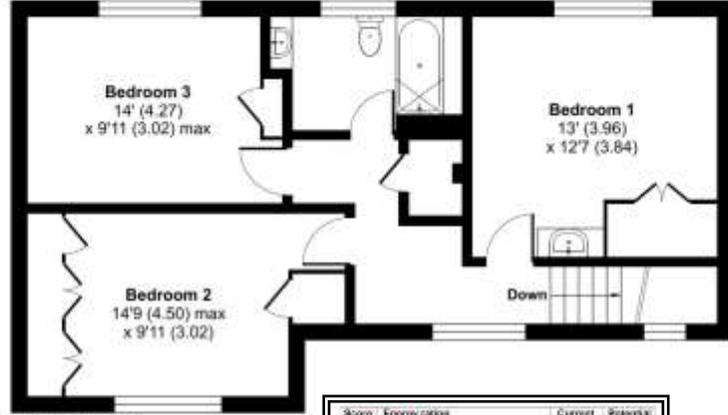




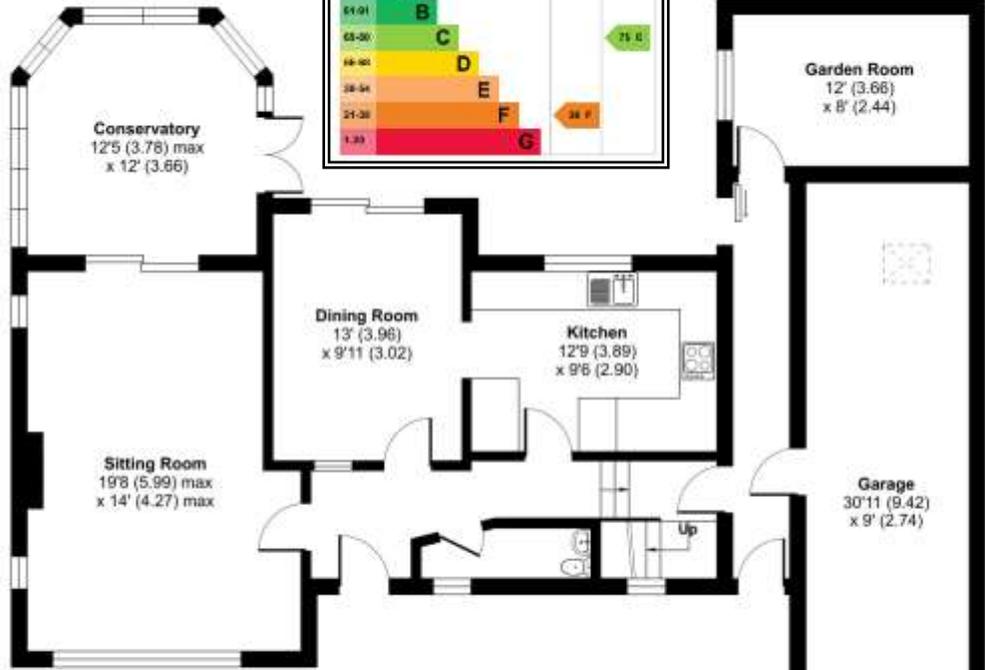
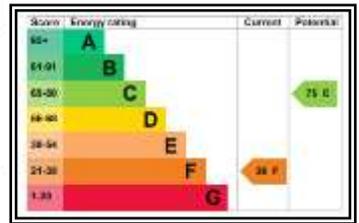


HIGHER GREEN, GREAT GLEN, GREAT GLEN, LE8

Approximate Area = 1472 sq ft / 136.7 sq m
 Garage = 269 sq ft / 24.9 sq m
 Outbuilding = 100 sq ft / 9.2 sq m
 Total = 1841 sq ft / 170.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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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.



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