

Coverside Road

GREAT GLEN, LEICESTERSHIRE, LE8 9EA

JAMES
SELLICKS



Occupying a corner plot within a short distance of the village centre and schools, this spacious detached family home with five bedrooms, three reception rooms, kitchen/diner, family bathroom, Jack and Jill ensuite shower room and landscaped south facing garden.

Detached Family Home • Five Bedrooms • L-Shaped Kitchen/Diner • Split Level Open Plan Sitting Room and Snug • Dining Room • Guest Cloakroom • Family Bathroom and Jack and Jill Ensuite • Landscaped South Facing Garden • Ample Off-Road Parking and Garage • Highly Sought After Village •

Accommodation

Stepping in through the front door you will find a welcoming hall with space for your coats and shoes. To the right is access into the garage at the front. Turning left the hall leads through, past the guest cloakroom and stairs, through to the flexible open plan, split-level living area. First is a space which could serve as a snug, reading area or dining area. Steps lead down to the sitting room which takes in a view of the south-facing garden beyond. A contemporary living flame gas fire provides an eye-catching focal point. Back through the snug glazed double doors lead through to a spacious reception room, currently used as a formal dining room, which could serve as a playroom. Further glazed double doors lead through to the L-shaped kitchen which has been refitted with an extensive range of wall and base units providing ample storage and stone worksurfaces that provide ample preparation space. A door to the side leads through to the extremely useful lean-to utility/outhouse. With doors out to both front and rear gardens, plumbing and space for a washing machine it serves as a versatile, practical and functional space.

Upstairs the landing leads to four good sized bedrooms with the fifth bedroom currently used as a study. A Jack and Jill ensuite shower room, which has been reconfigured in recent years, serves two double bedrooms to the side, while the front bedroom features its own wash hand basin set within a vanity unit and built in double wardrobes. The family bathroom features a suite comprising bath with shower over, WC and wash hand basin.

Outside

The front garden takes advantage of the spacious corner plot, with ample off-road parking bordered by mature hedgerows. Secured, gated access leads through to side, from which you have access to the utility/outhouse, and, in turn, leads through to the rear garden. The paved terrace area offers scope for storing garden tools, shed or private dining area. The rear garden has been lovingly landscaped to provide an extensive patio terrace, further dining terrace with pergola over, space for a hot tub and shaped lawn with mature bedding borders. The perfect spot for outdoor relaxation, al fresco dining and creating memories while enjoying the bright, sunny southerly aspect.

Location

Great Glen is a thriving south Leicestershire village offering amenities catering for most day-to-day needs. 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.

Great Glen is home to some of the finest schooling within the county and contributes towards the driving factor for many families considering a move into the village.





There are several nurseries located in and around the village, of note is Little Stars Nursery located on the school site within the village at St. Cuthberts C of E Primary School. St Cuthbert's C of E Primary School offers primary education for children aged 4 - 11 years and feeds into The Kibworth Mead Academy in the neighbouring village of Kibworth, which provides education from 11 – 16 years. In the private sector a widely renowned group of schools form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School, and Leicester Grammar School Stoneygate. Combined they offer education from ages 3 to 18 and are extremely popular.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tax Band: E

Services: The property is offered to the market with all mains services and gas-fired central heating
Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way, Easements & Covenants: Yes

Cladding: UPVC and pebble in concrete at front. No ESW1 form

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling with split levels in both the house and garden

Planning issues: None which our clients are aware of

Satnav Information

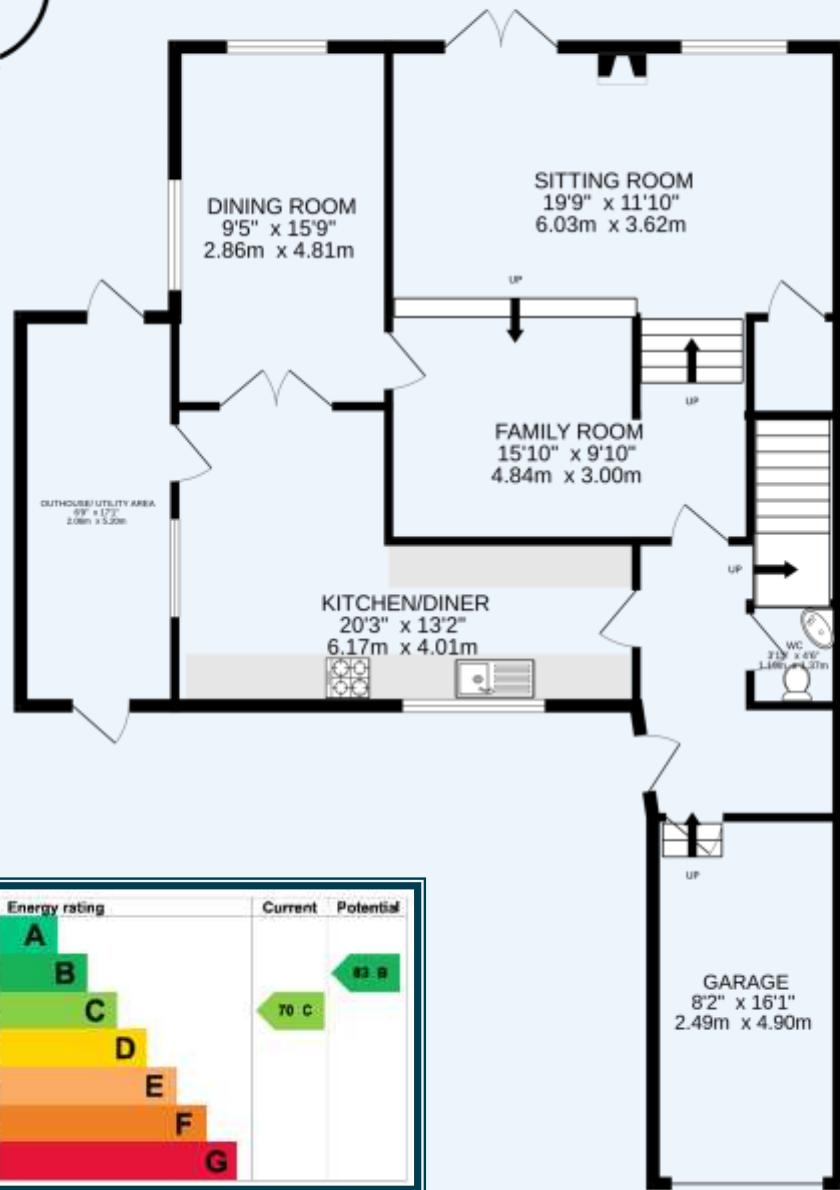
The property's postcode is LE8 9EA, and house number 100.



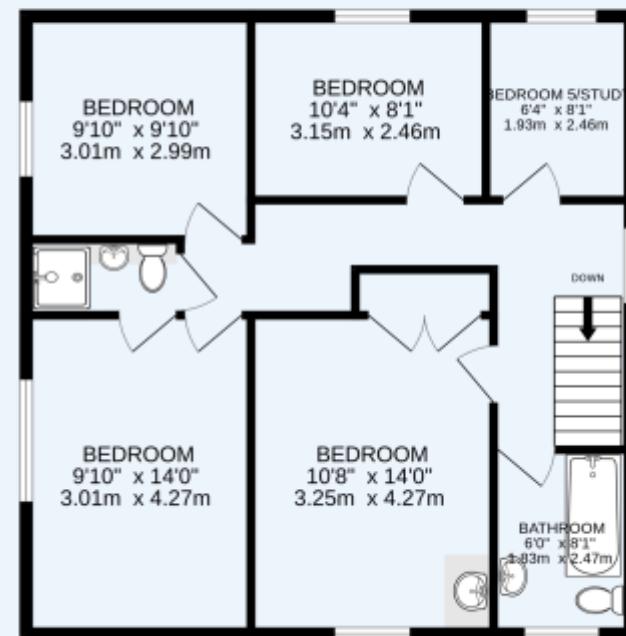




GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.8 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.

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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.

