

JAMES
SELICKS

Devana Way

GREAT GLEN, LEICESTERSHIRE



Whether you're downsizing or looking for more space, if you yearn for a home with little or no work to do, then this immaculate modern, three bedroom, semi-detached home with conservatory and a landscaped south-facing garden could be your next dream home.

Modern semi-detached home • Immaculately presented • Landscaped south-facing garden • Three bedrooms • Conservatory • Sitting/dining room • Ensuite, family bathroom and guest cloakroom • Ample off-road parking • Scope to extend, (subject to consents) • No upward chain

Accommodation

The moment you step inside the front door you will be struck by the sense of space that the welcoming hall greets you with. Stairs rise on the right hand side, while tucked discreetly in the left hand corner is the surprisingly spacious guest cloakroom. The kitchen is fitted with an extensive range of contemporary wall and base units offering plenty of storage with ample work surface space above. There is plumbing and space for a washing machine and space for a dryer, while integrated appliances include Zanussi oven, gas hob with extractor hood over and fridge/freezer.

The open plan sitting/dining room can be found beyond the hall towards the rear and offers you a spacious retreat and leads through to the conservatory beyond that takes in views of and provides access via bi-fold doors to the south-facing garden.

Upstairs you will find all three bedrooms feature fitted wardrobes. The master bedroom is situated to the front and benefits from an ensuite shower room. The family bathroom features a contemporary three piece white suite comprising bath with shower over, WC and wash hand basin.

Outside

The low-maintenance frontage comprises grey-slate borders to the paved steps with a hard-standing drive to the side providing off-road parking for two vehicles. The rear garden, which enjoys a bright and sunny southerly aspect, has been lovingly landscaped to provide a low-maintenance space ideal for relaxing and entertaining friends and family. An extensive dining terrace leads down to a further barbecue/dining terrace with wood pergola over, offering areas for sunbathing or shade for the whole family to enjoy.

Location

Great Glen is an extremely popular south-east Leicestershire village and offers a wide range of local amenities including a village store, Co-Op, post office, hair salon, Methodist Chapel, three public houses, an attractive parish church at St. Cuthberts, and is surrounded by some of Leicestershire's most picturesque rolling countryside.

The village lies just off the A6, conveniently located for Leicester and Market Harborough, both offer a wider range of amenities catering for day to day needs and offer centres of employment. Both also offer a mainline rail link to London St. Pancras in around an hour.





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

Tax Band: C

NHBC: The remainder of an NHBC Certificate is available (expires May 2025)

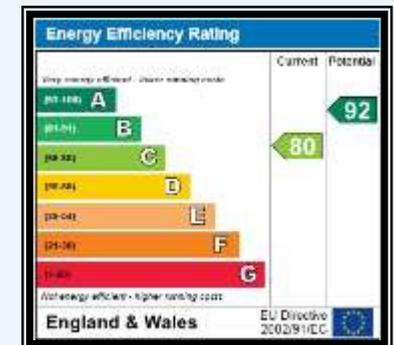
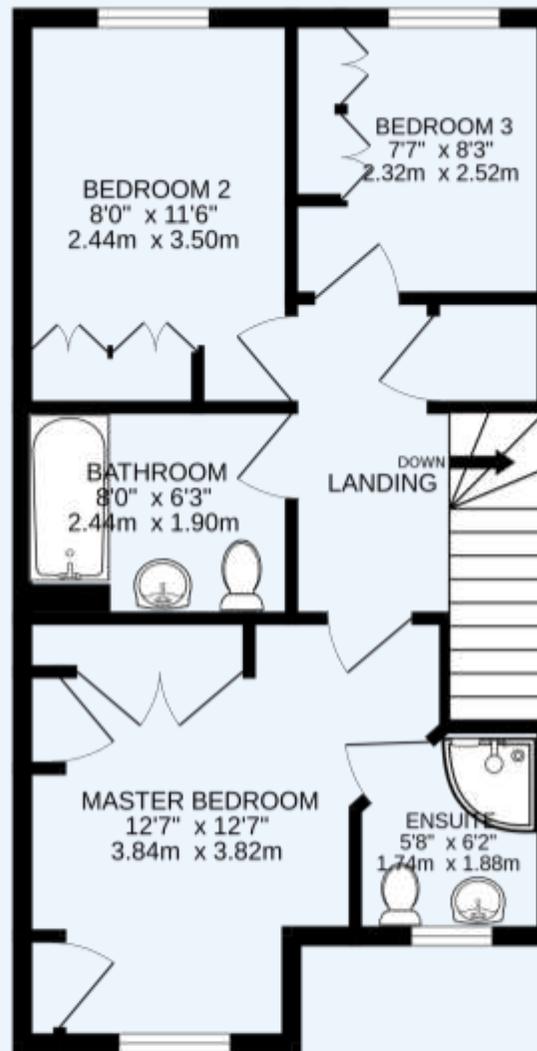
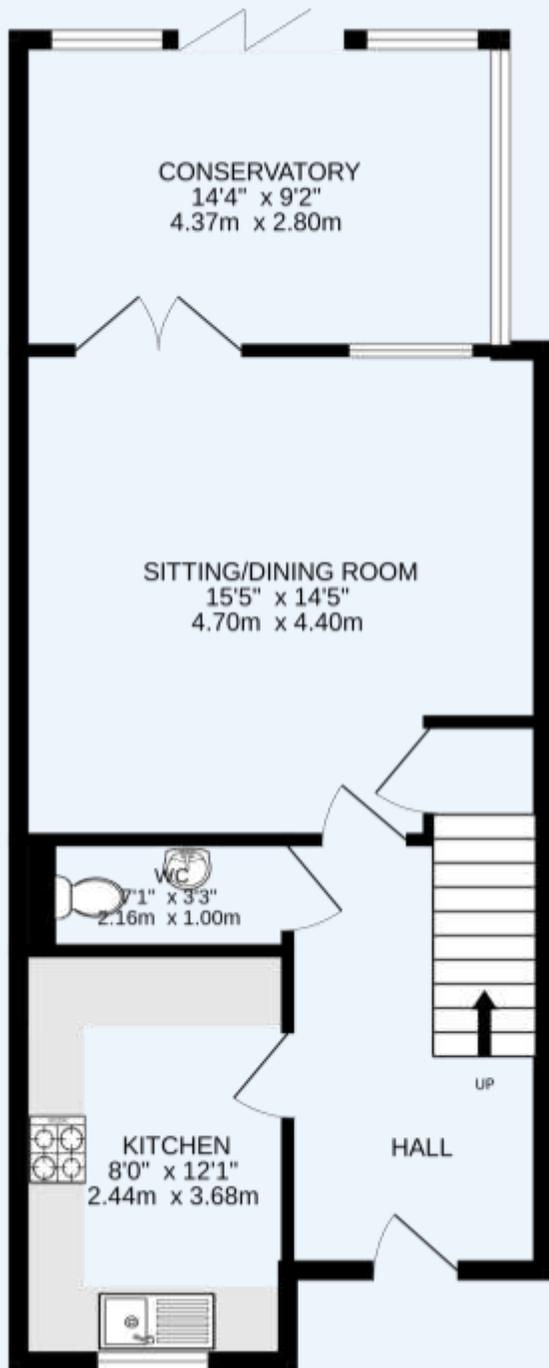
SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

Satnav Information

The property's postcode is LE8 9AE, and house number 74.







TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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.



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