

Oaks Road
GREAT GLEN, LEICESTERSHIRE

JAMES
SELICKS



Set within approximately 0.57 acres, this substantial chalet-style property occupies an enviable plot with magnificent open views to the rear. The generous grounds and positioning offer excellent potential for extension or redevelopment (subject to any necessary permissions). The home provides spacious and flexible accommodation arranged over two floors, complemented by extensive gardens, a double garage, and a heated swimming pool.

Substantial chalet-style property set on a 0.57-acre plot • Magnificent rear views across open fields • Potential for extension or redevelopment (STPP) • Spacious accommodation arranged over two floors • Entrance porch and welcoming hallway with under-stairs storage • Multiple reception spaces including sitting room, dining room, and conservatory • Breakfast kitchen with integrated appliances and walk-in pantry • Five bedrooms in total including a principal suite with dressing room • Family bathroom, shower room with underfloor heating, and ground-floor WC • Heated swimming pool, extensive south facing gardens, sweeping driveway, and double garage

Accommodation

The property is entered via a side entrance porch leading into an entrance hall with under-stairs storage. The sitting room features an open fireplace and double doors opening onto the rear garden, while a separate dining room provides further reception space. The breakfast kitchen is fitted with a range of base and wall units, a stainless-steel one-and-a-quarter bowl sink, electric oven, gas hob, integrated dishwasher, plumbing for an automatic washing machine, and a useful walk-in pantry. A side lobby leads to a cloakroom/WC fitted with a white two-piece suite. The conservatory, of brick and uPVC construction, provides additional living space and access to the double garage. The ground floor also includes two double bedrooms, one with built-in wardrobes and cupboards above.

Stairs rise to a large first-floor landing with an airing cupboard housing a Worcester wall-mounted boiler and an additional walk-in storage cupboard. The principal bedroom benefits from a spacious walk-in dressing room fitted with wardrobes and storage cupboards. There are two further bedrooms, both with built-in wardrobes and storage cupboards. A family bathroom is fitted with a white three-piece suite including a panel bath with shower over and chrome heated towel rail, while a separate shower room provides a WC, wash hand basin, shower cubicle and underfloor heating. Eaves storage is also available.

Outside

To the front of the property, extensive lawned gardens sit behind a mature hedge, with a sweeping tarmac driveway providing ample parking and access to a double garage with an electrically operated door, which also houses a secondary boiler for heating the swimming pool.

To the rear, the property enjoys magnificent south facing gardens with stunning views across open countryside. The gardens extend to both sides of the property and feature mature planted borders, well-maintained lawns, and a heated swimming pool, creating an impressive outdoor setting ideal for relaxation and entertaining.

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
Listed Status: Not Listed
Built: 1960
Conservation Area: No
Tax Band: F
Services: The property is offered to the market with all mains services and gas-fired central heating.
Smart Meters: Gas and Electric smart meters
Water Meter: Yes
Broadband delivered to the property: FTTC
Non-standard construction: Believed to be of standard construction
Wayleaves, Rights of Way & Covenants: Yes. The bridleway next to the property is owned by the property and has a public right of way.
Flooding issues in the last 5 years: No
Accessibility: Two storey dwelling, no accessibility modifications made to the property
Cladding: No
Planning issues: None which our client is aware of

Satnav Information

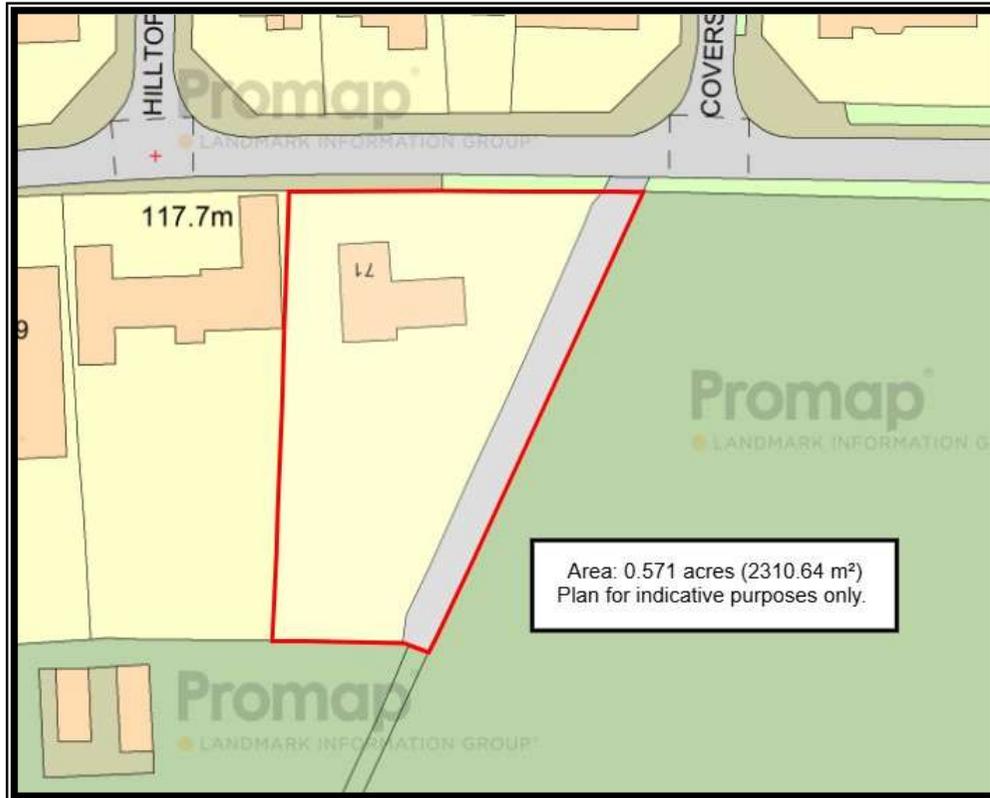
The property's postcode is LE8 9EG, and house number 71.



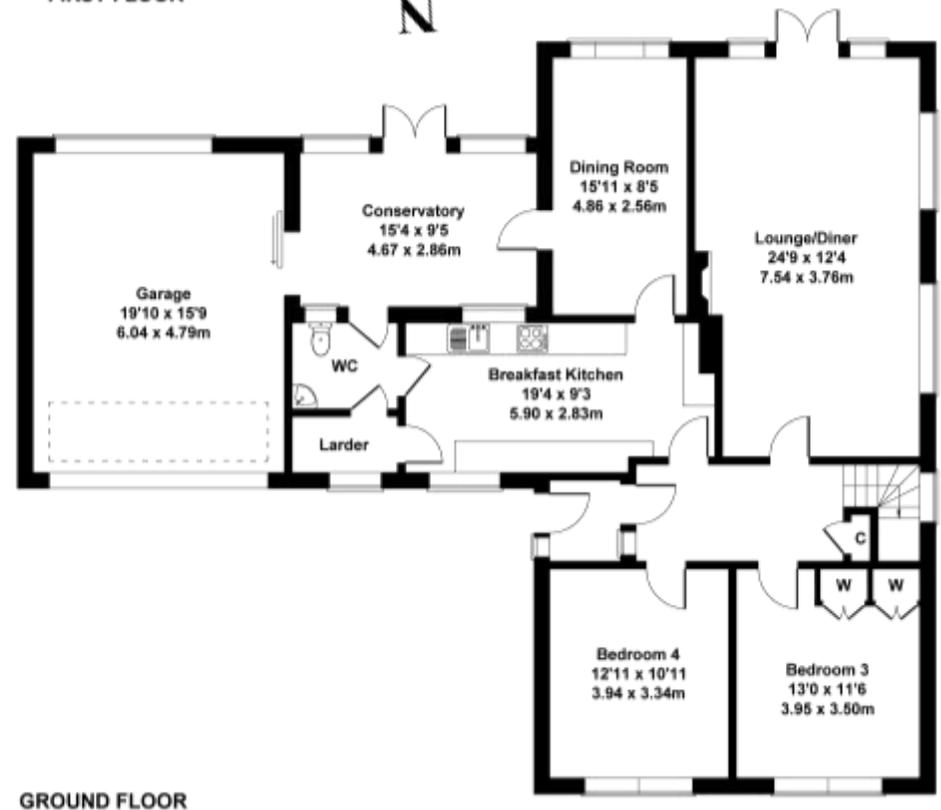
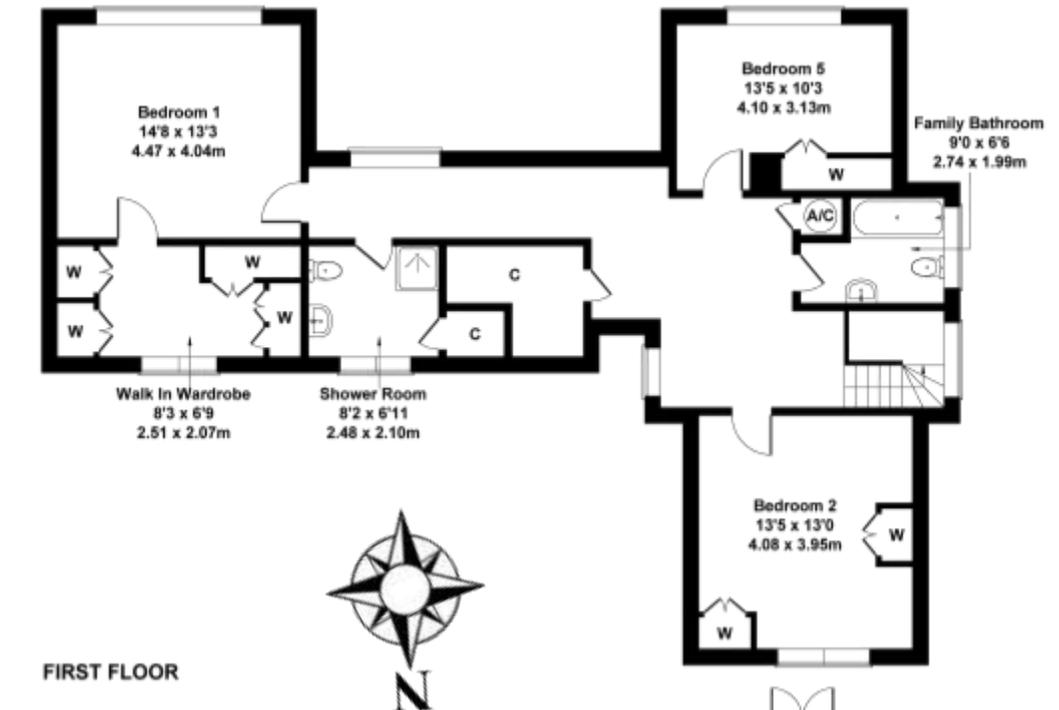


71 Oaks Road, Great Glen, Leicestershire

Approximate Gross Internal Area
2820 sq ft - 262 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesselicks.com

Please follow us on Instagram:

 [@jamesselicksmarketharborough](https://www.instagram.com/jamesselicksmarketharborough)

#teamsellicks

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.



JAMES
SELICKS

