

HIGHER GREEN
GREAT GLEN, LEICESTERSHIRE

JAMES
SELICKS





Boasting over 3,000 square feet of beautifully presented and cleverly extended accommodation, this five bedroom detached family home is located on a superb, landscaped plot approaching 0.20 acres, within walking distance of the village centre.

Porch • reception hall • cloakroom • sitting room • garden room/office • stunning living/dining kitchen • utility room • ground floor bedroom five/reception room • master bedroom with dressing room & en-suite • bedroom two with en-suite • two further bedrooms • shower room • lawned frontage • car standing • landscaped rear gardens • detached annexe • undercover bar/kitchen area • EPC - D

Accommodation

The property is entered via a solid wood door with decorative glazed and leaded inserts into a porch with a wood and glazed inner door leading into the reception hall with a contemporary radiator, ceiling coving and spotlights and tiled flooring, housing the return staircase to the first floor and being open plan to the kitchen. A useful ground floor cloakroom provides a two piece suite. The contemporary sitting room has windows to the front and side elevations, oak flooring, ceiling coving and spotlights, a feature cast iron log burner set within a chimneybreast recess with a slate hearth, bespoke radiators and bi-fold doors leading into a garden room/office with a continuation of oak flooring, ceiling coving and spotlights, a door to the side and French doors leading onto the patio.

The living/dining kitchen is a stunning space with slate flooring and ceiling spotlights throughout, enjoying an abundance of natural light by virtue of six Velux windows. The kitchen boasts an excellent range of solid wood eye, base and tallboy units and drawers with ample marble preparation surfaces plus an island unit with marble top housing twin undermounted stainless steel sinks with a Quooker tap over, providing further storage and breakfast bar space. Integrated appliances include a Neff oven with slide and hide door, microwave and further wifi enabled steam oven, a Bosch dishwasher and full height fridge and freezer, drinks cooler and pantry cupboard. The dining area has a window to the front elevation, large storage cupboards, tiled flooring, ceiling spotlights and a door to the reception hall. The living area has feature steel ceiling beam and takes full advantage of the Velux rooflights and almost full width bi-fold doors leading onto the patio and garden beyond.

A utility room with a vaulted ceiling, exposed beams and a Velux rooflight provides a good range of solid wood eye, base and tallboy units with marble worktops and upstands, an undermounted sink with mixer tap over, space and plumbing for an automatic washing machine and tumble dryer, tiled flooring and a door to the garage. Ground floor bedroom five (potential further reception room) has a vaulted ceiling with exposed beams, a feature brick fireplace and bi-fold doors leading onto the side patio.

To the first floor is a landing with a window to the front elevation, ceiling coving, spotlights and loft access. The generous master bedroom is light and bright, with dual aspect windows to the front and rear elevations, an oak floor surround with carpet inset and is open to a superb dressing room with a window to the front, ceiling spotlights, further loft access and an excellent range of built-in wardrobes and cupboards with antique pine doors. The spacious master en-suite houses the airing cupboard, has a window to the rear and boasts a four piece suite comprising a freestanding ball and claw foot bath, inset twin wash hand basins with cupboards beneath and a mirror above, an enclosed WC and double shower cubicle, radiator with towel rail, ceiling spotlights, fully tiled walls and tiled floor.





Bedroom two has a window to the rear elevation and an en-suite with a Velux, chrome heated towel rail, tiled walls and a three piece suite comprising a corner shower cubicle, pedestal wash hand basin and low flush WC. Bedroom three has a window to the front elevation, a built-in wardrobe and ceiling spotlights. Bedroom four has built-in wardrobes and a window to the side. A further shower room completes the accommodation, with a window to the rear, a large walk-in shower enclosure with rainforest and electric shower heads, an enclosed WC and a wash hand basin with cupboard beneath and mirror over, radiator with towel rail, inset ceiling spotlights, fully tiled walls and floor.

It is thought possible to create a sixth bedroom from the dressing room with a staircase from the dining area (subject to the necessary planning consents).

Outside

To the front of the property is a lawned frontage intersected with paved pathways and block paved car standing for several vehicles. Gated side access leads to the rear gardens which are a principal feature of this property, mainly laid to lawn with a paved patio area adjacent the house meandering paved path leading to a detached, wooden chalet style annexe with a shower room and main area having a vaulted ceiling, a range of wooden kitchen units and worktops, Butler's sink and bi-fold doors. The garden is freshly landscaped and beautifully maintained comprising numerous patio entertaining areas, an undercover bar/kitchen area, a variety of trees, shrubs and plants, a greenhouse and fully fenced and hedged boundaries.





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.

Satnav Information : The property's postcode is LE8 9GE, and house number 6.

Tenure: Freehold.

Local Authority: Harborough District Council

Tax Band: E

Conservation Area: None

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, 75.17mbps

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey dwelling. No accessibility modifications

Planning issues: None which our clients are aware of.







Higher Green, Leicester, LE8

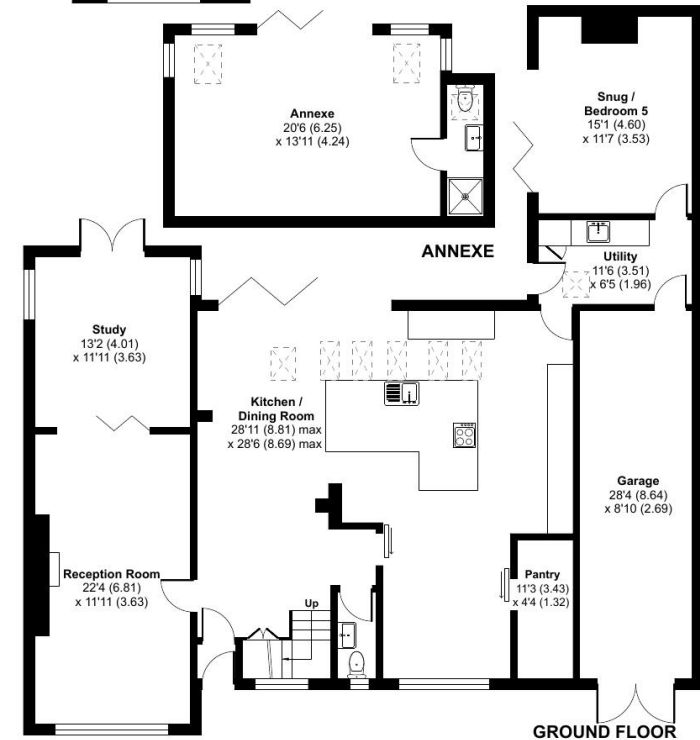
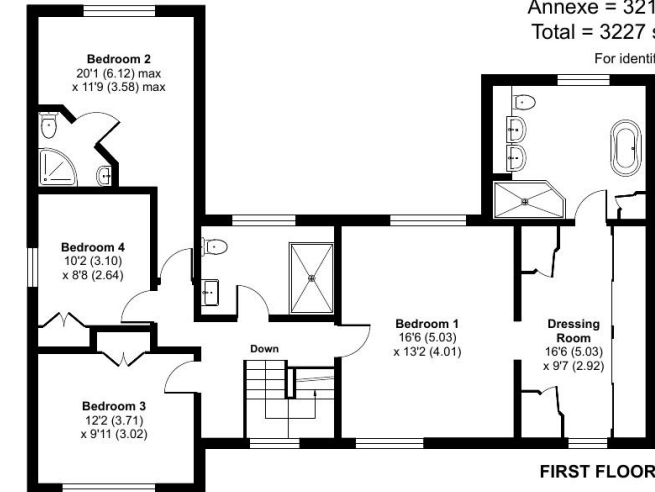
Approximate Area = 2660 sq ft / 247.1 sq m

Garage = 246 sq ft / 22.9 sq m

Annexe = 321 sq ft / 29.8 sq m

Total = 3227 sq ft / 299.8 sq m

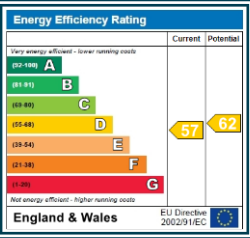
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for James Sellicks Estate Agents. REF: 1216112

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