

JAMES
SELICKS



57 BRIDGEWATER DRIVE

GREAT GLEN, LEICESTERSHIRE

GUIDE PRICE £535,000

Situated at the top of a highly regarded cul-de-sac, this well-presented four-bedroom, two-bathroom detached family home boasts a recently converted double garage, now serving as a stylish home office/gym.

Entrance hall • cloakroom • breakfast kitchen • sitting room • conservatory • master bedroom • en-suite • three further bedrooms • family bathroom • driveway • detached brick-built home office/gym (former garage) • rear garden • EPC - D

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.

Accommodation

A uPVC double-glazed door leads into a spacious entrance hall housing the return staircase to the first floor, a cloaks cupboard and a useful ground floor cloakroom providing and two-piece suite. The spacious sitting room houses an understairs storage cupboard, features windows to the front and side, a brick fireplace surround with an oak mantel and inset gas living flame effect fire, and has bi-fold doors opening out to the rear garden.

The stunning breakfast kitchen is bright and airy, with windows to the side and rear, and boasts an excellent range of stylish indigo eye and base level units and drawers, complemented by ample marble preparation surfaces, tiled splashbacks and a white polycarbonate sink with mixer tap above. Integrated appliances include an electric oven with microwave above, an induction hob with canopy extractor unit, dishwasher, fridge freezer, and washer-dryer. Wooden flooring continues into a dining area, open plan with the kitchen, having double doors into the Edwardian style conservatory, of brick and uPVC construction, this lovely space has tiled flooring and enjoys panoramic views of the garden.

The first floor landing houses the airing cupboard. The master bedroom has a window overlooking the rear garden, built-in wardrobes and an en-suite with a white three piece suite. There are three further well proportioned bedrooms, two with built-in wardrobes and completing the accommodation, a family bathroom with a white three piece suite, comprising a panelled bath with shower attachment, an enclosed WC and a wall hung wash hand basin, plus a heated towel rail, an opaque glazed window, part tiled walls and tiled flooring.







Outside

To the front of the property is a tarmac driveway providing ample off street car standing. The original detached brick-built garage has been converted into a home office/gym with a covered storage area to the rear. The rear garden offers a high degree of privacy and is mainly laid to lawn, with a decked seating area and mature, well-maintained shrub and tree-lined boundaries.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: E

Listed Status: None

Conservation Area: None

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

Broadband delivered to the property: Fibre, 45mbps.

Non-standard construction: Believed to be Standard.

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

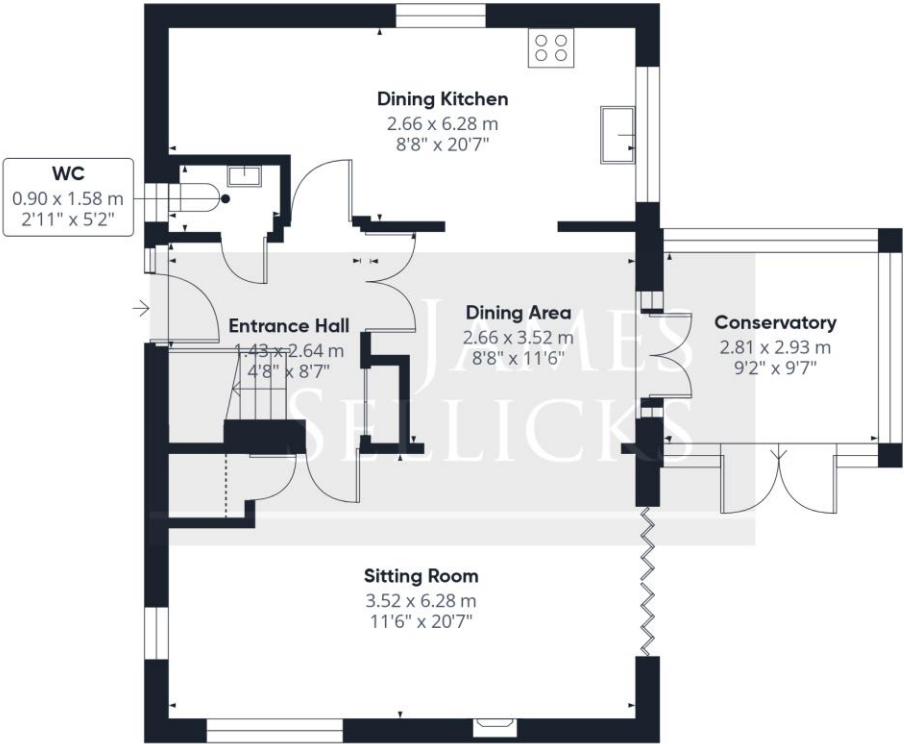
Flooding issues in the last 5 years: None our Clients are Aware of.

Accessibility: Two-Storey property, no specific accessibility modifications made.

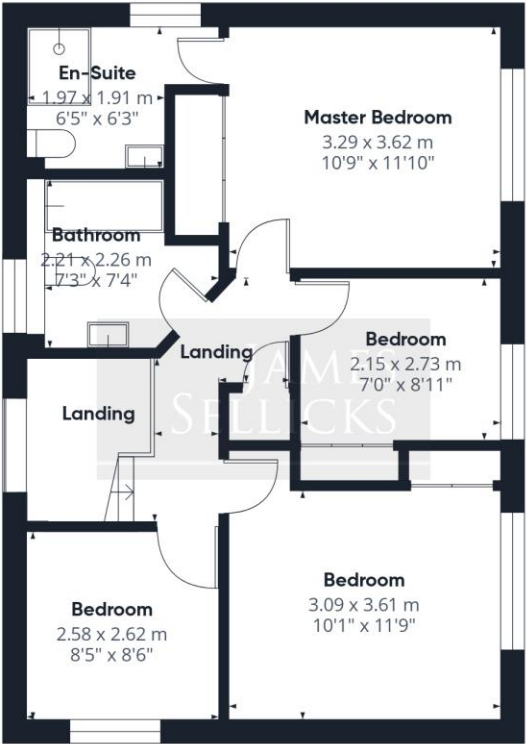
Planning issues: None our Clients are Aware of.







Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
142 m²
1528 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

Very energy efficient - lower running costs

A

(92-100)

C

(69-80)

E

(55-68)

F

(39-54)

G

(21-38)

Not energy efficient - higher running costs

G

(1-20)

Current

Potential

64

84

AWAITING
EPC

England & Wales

EU Directive
2002/91/EC



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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.

