

JAMES SELICKS

4 ASPEN CLOSE

GREAT GLEN
LEICESTERSHIRE LE8 9AN

PRICE: £425,000



An immaculately presented, four bedroom detached family home, located on this quiet development on with edge of the thriving village of Great Glen.

Entrance hall • cloakroom • sitting room • dining room • dining kitchen • utility room • master bedroom • en-suite • three bedrooms • bathroom • driveway • single garage • lawned rear gardens • summerhouse/office • EPC - C

Location

Great Glen is located approximately six miles south east of the city with its professional quarters and mainline railway station with links to London St Pancras in just over one hour, whilst being surrounded by some of Leicestershire's most attractive rolling countryside. The village itself offers a wide range of local amenities including a village store, post office, hair salon, GP surgery, library, parish church, three public houses, excellent local schooling both in the state and private sector.

Accommodation

The property is entered via a uPVC front door into an entrance hall with polished porcelain tiled flooring, housing the return staircase to the first floor and a ground floor cloakroom providing a contemporary two piece suite. The sitting room has a bay window to the front and double doors leading into the dining room, with French doors lead onto the garden.

The dining kitchen boasts an excellent range of contemporary style eye and base level units and soft-closing drawers, ample preparation surfaces, a one and quarter bowl stainless steel sink and drainer unit with window above overlooking the garden, integrated appliances including a Zanussi oven, fridge, freezer, four-ring gas hob, stainless steel splashback and stainless steel extractor unit above; polished porcelain tiled flooring continues into the dining area, having French doors leading onto the garden. A utility room with a door to the rear provides a further range of white gloss fronted units, preparation surfaces, a stainless steel sink and drainer unit, an enclosed Potterton wall mounted boiler and plumbing for automatic washing machine.

To the first floor, a landing houses the airing cupboard and has a window to the front. The master bedroom has a window to the rear and an en-suite with a window to the rear providing a three piece suite comprising a double shower enclosure, low flush WC, contemporary wash hand basin on a plinth with drawers beneath, fully tiled walls and floor. There are three further bedrooms and a family bathroom with a window to the side providing a four piece suite comprising a low flush WC, double shower enclosure, panelled bath and a contemporary wash hand basin on a vanity unit with drawers, heated chrome towel rail, part tiled walls and floor.





Outside

To the front of the property is a lawned garden and a driveway providing car standing for two vehicles and leading to a single garage with up and over door, power and lights. Side access leads to the good-sized rear gardens, mainly laid to lawn with a raised patio entertaining area, fully fenced borders and a summerhouse/office, of wooden construction with power and lights, door and windows.

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: Full fibre, upto 300mbps. 4G & 5G mobile.

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.







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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.

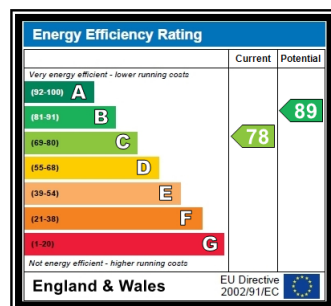
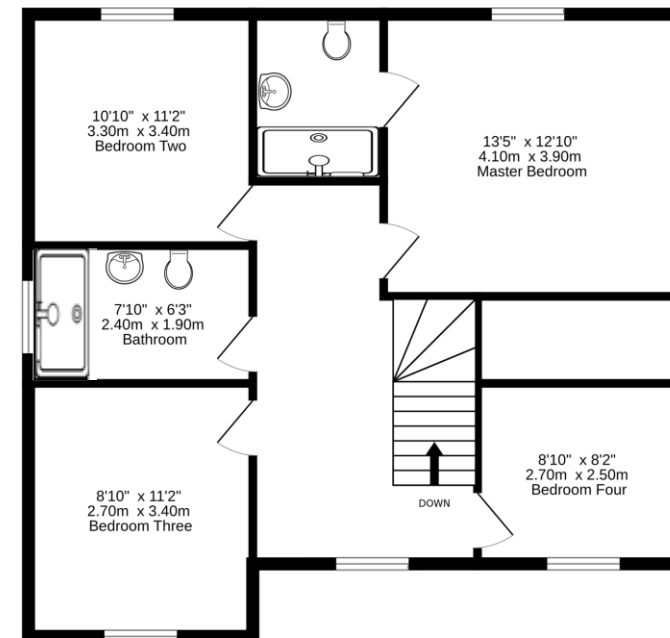
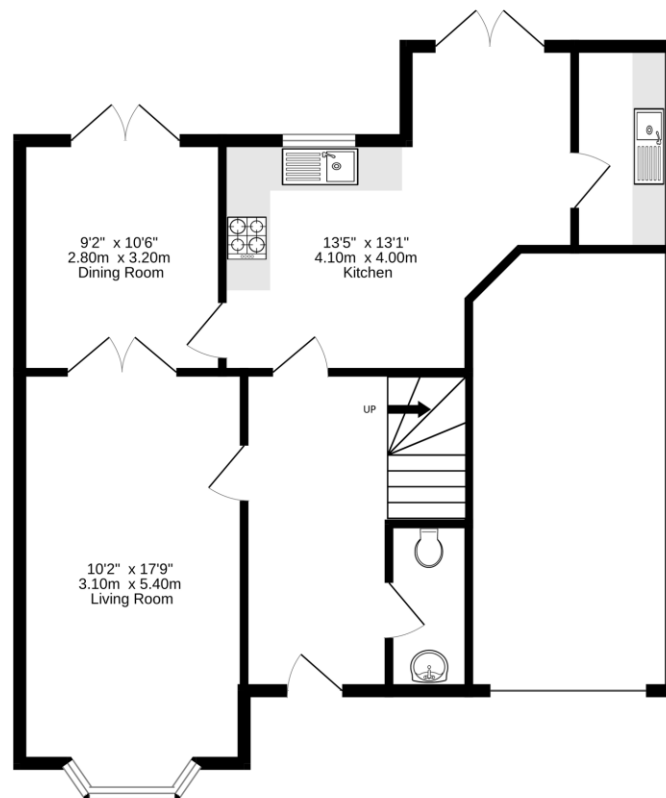
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3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

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.



4 Aspen Close Great Glen, Leicestershire LE8 9AN

Total Approximate Gross Internal Floor Area = 1598 SQ FT / 148 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.