

# JAMES SELICKS

GLENDONE  
35 LONDON ROAD

GREAT GLEN, LEICESTERSHIRE  
LE8 9FL

GUIDE PRICE £1,750,000





Set within a substantial 1.1 acre plot, this magnificent six-bedroom, five-bathroom home has been transformed by the current owners into a truly stunning family residence. Blending exquisite contemporary styling with carefully preserved period features, the property has been sympathetically extended to provide exceptional living space.

#### Location

Positioned on the peripheries of this extremely popular south-east Leicestershire village, the home enjoys the advantage of Leicester Grammar School as its immediate neighbour. Great Glen offers a wide range of local amenities including a store, post office, hair salon, Methodist Chapel, three public houses, the attractive St. Cuthberts parish church, and is surrounded by some of Leicestershire's most picturesque rolling countryside. Conveniently located for Leicester and Market Harborough, both with a wider range of amenities, centres of employment and mainline rail links to London St. Pancras in approximately one hour.

#### Accommodation

The main entrance porch leads into a grand reception hall, two sitting rooms and a useful WC. The side entrance at the front of the property, opens into a "boot" room hall with plentiful fitted cloak and cupboard space and a secondary staircase. The ground floor offers superb reception space, including a front sitting room with cast-iron fireplace and limestone surround, a rear sitting room with matching fireplace and garden views, and a neat study area. The centrepiece is an outstanding open-plan kitchen, fitted with a striking range of gloss-fronted cabinetry, a feature island with a Corian worktop, premium integrated appliances, and a seating area with media unit. The kitchen opens seamlessly into an impressive vaulted open plan garden living/dining room with a log burner and bi-fold doors to the substantial patio. Additional ground floor accommodation includes utility rooms, a side hallway with fitted storage and a secondary staircase.

To the first floor, the principal landing features stained and leaded windows and a walk-in airing cupboard. The master bedroom benefits from built-in wardrobes, a balcony, and a stylish en-suite. There are three further bedrooms on this level, one with en-suite facilities and walk in wardrobe, and a family bathroom with both bath and shower. The second floor houses two further spacious bedrooms, each with their own en-suite shower rooms.

#### Outside

The property is approached via electronically operated cast-iron gates opening to a sweeping driveway, offering ample parking and access to an integral double garage with useful, full coverage storage above. Beautiful, landscaped gardens encircle the house, predominantly laid to lawn with mature trees, two large entertaining terraces - one with firepit and water feature, the other with hot tub and cold plunge pool, and a substantial English Heritage design timber-framed shed and store.

**Tenure:** Freehold. **Local Authority:** Harborough District Council, **Tax Band:** G

**Listed Status:** None. **Conservation Area:** None.

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

**Broadband :** Fibre, 787mbps.

**Wayleaves, Rights of Way & Covenants:** Covenant prevents building to front and rear.

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

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

**Planning :** Proposal by Davidsons Homes on field adjacent and behind property. As far as the Vendors are aware no planning application has been made.



















Approximate total area<sup>m</sup>

383.1 m<sup>2</sup>

4123 ft<sup>2</sup>

Reduced headroom

14.4 m<sup>2</sup>

155 ft<sup>2</sup>

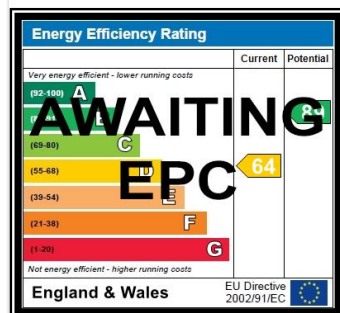
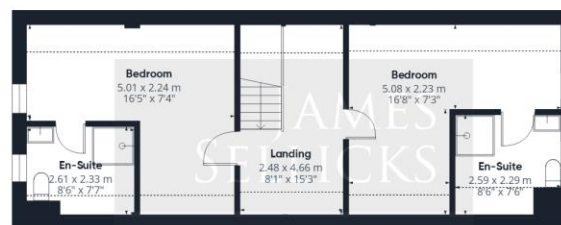
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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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.

