

# JAMES SELICKS

10 HIGHER GREEN

GREAT GLEN, LEICESTERSHIRE  
LE8 9GE

OFFERS OVER : £600,000





Positioned on what has long been regarded as one of Great Glen's most prestigious cul-de-sacs, this extended four-bedroom detached family home offers generous accommodation and excellent scope for further extension (subject to the necessary planning consents).

Porch • entrance hall • ground floor shower room • kitchen • utility room • dining room • sitting room with extended bar room opening to sunroom • four double bedrooms • bathroom • front garden • driveway • tandem garage • beautiful deep 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

The property is entered via a porch with timber front door leading into a welcoming hallway with timber flooring and stairs to the first floor. A ground floor shower room includes a three-piece suite with low flush WC, wash hand basin with storage beneath, and shower cubicle. The reception space is generous, comprising a dining room, sitting room with recessed fireplace and marble hearth, an extended bar area with fitted base units, and an archway through to a light-filled sunroom with twin sliding patio doors to the garden.

The kitchen is fitted with a range of white units with glass-fronted displays, integrated appliances including a double oven, gas hob with extractor over, and dishwasher, together with a stainless steel sink. A side lobby provides access to both front and rear gardens, the tandem garage, and a utility room with further storage and plumbing for appliances.

On the first floor, the landing houses an airing cupboard and gives access to four well-proportioned double bedrooms, all with built-in wardrobes. The family bathroom is fitted with a white suite including enclosed WC, wash hand basin with vanity storage, bath, and separate shower cubicle.

#### Outside

The property enjoys attractive frontage with landscaped gardens, a paved driveway, and access to the tandem garage. To the rear, there are delightful mature gardens featuring shaped lawns, planted borders, patio areas ideal for entertaining, and a timber shed.

**Tenure:** Freehold

**Local Authority:** Harborough District Council, **Tax Band:** F

**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:** Unknown.

**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.











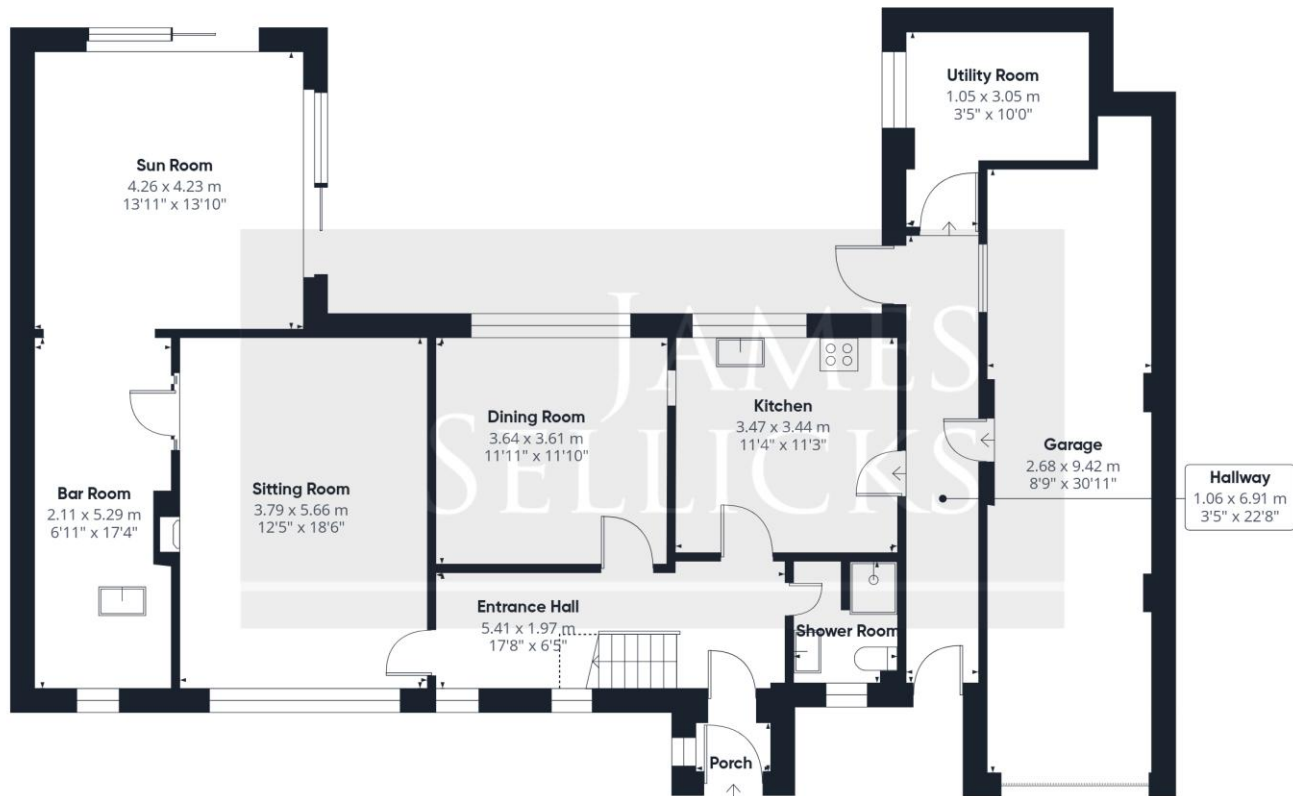




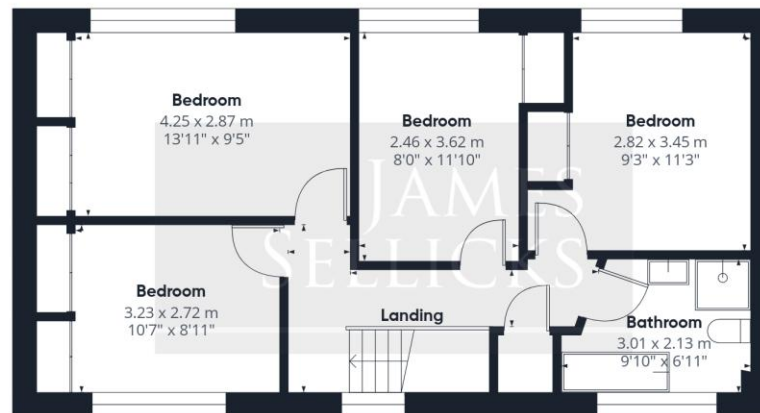




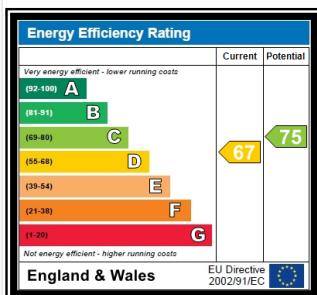




**Floor 1**



**Floor 2**



**Approximate total area<sup>(1)</sup>**

189.8 m<sup>2</sup>

2044 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>

16 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.

