

FLOOR PLAN

DIMENSIONS

Lounge
11'10 x 15'3 (3.61m x 4.65m)

Dining Kitchen
10'04 x 15'3 (3.15m x 4.65m)

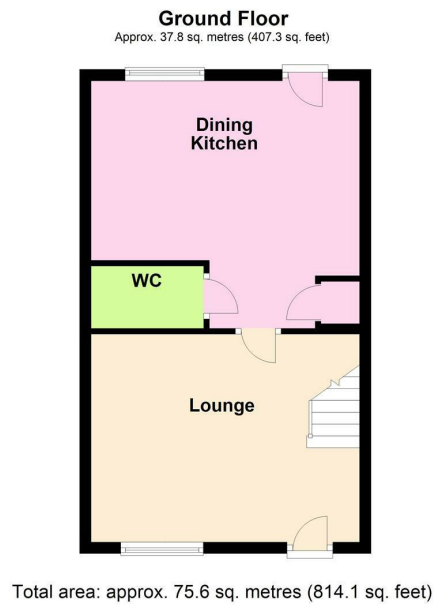
Downstairs Cloakroom
3'11 x 6'6 (1.19m x 1.98m)

Landing

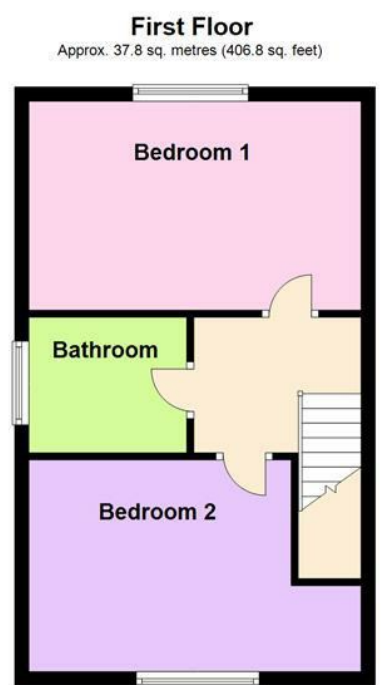
Bedroom One
9'6 x 15'3 (2.90m x 4.65m)

Bedroom Two
9'9 x 15'3 (2.97m x 4.65m)

Bathroom
7'4 x 6'3 (2.24m x 1.91m)



Total area: approx. 75.6 sq. metres (814.1 sq. feet)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

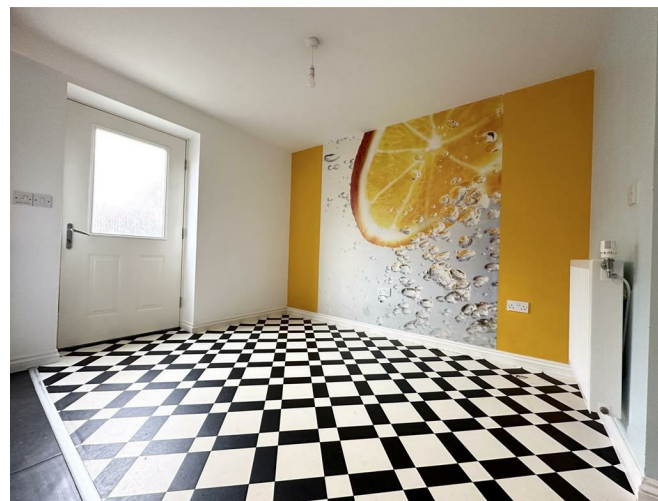
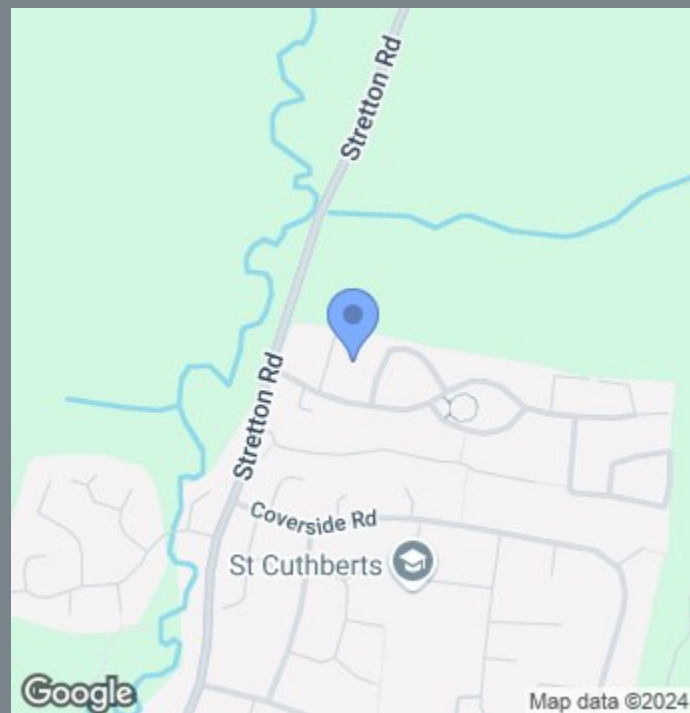
5 Lily Drive, Great Glen, LE8 9AG
30% Shared Ownership £75,000

OVERVIEW

- 30% Shared Ownership - 100% Available To Purchase If Required
- Sought After Village Location
- Lounge & Dining Kitchen
- Downstairs Cloakroom
- Two Bedrooms & Bathroom
- Enclosed Rear Garden
- Parking To Front
- Viewing A Must
- EER Rating - C, Leasehold
- Council Tax Band - B

LOCATION LOCATION....

Great Glen has long been regarded as one of the most sought after locations in rural south Leicestershire. The area is well placed for access to Market Harborough and Leicester city centre, both offering a wide range of shopping and recreational facilities plus mainline railway stations offering access to London. In recent years the re-siting of The Leicester Grammar School has been another major driver for families coming into the area, with Stoneygate School, Leicester High School for Girls and Uppingham and Oakham Schools being within a 30 minute car journey. The area is popular for riding, with an abundance of bridleways nearby, golfing at Glen Gorse and water sports at Rutland Water. Communications are excellent, with the M1 motorway connections at junctions 20 and 21, the M69 via junction 21 of the M1, and for travels further afield via Nottingham East Midlands Airport.



THE INSIDE STORY

Situated in the heart of Great Glen, renowned for its idyllic surroundings and sense of community, this property provides the perfect blend of tranquillity and convenience. Tucked away in a cul-de-sac, you'll enjoy the peace and quiet of suburban living while being just a stone's throw away from local amenities and scenic walks. As you step inside, you're greeted by a spacious lounge bathed in natural light, creating a warm and inviting atmosphere for relaxation or entertaining guests. The lounge seamlessly flows into the dining kitchen, providing an open and airy layout that's perfect for modern living. The dining kitchen is a hub of culinary creativity, offering ample space for cooking, dining, and socialising. Whether you're preparing a gourmet meal or enjoying a casual breakfast, this versatile space caters to your every need. Convenience is key with a downstairs WC, providing added comfort and functionality for you and your guests. Upstairs, you'll find two generously sized bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is fitted with a white three piece suite comprising of low level wc, wash hand basin and bath with shower over. Outside, this property offers both parking convenience and a private enclosed garden. Whether you're hosting a summer barbecue or simply enjoying a quiet moment in the sunshine, the garden provides a secluded oasis for outdoor living.

