

FLOOR PLAN

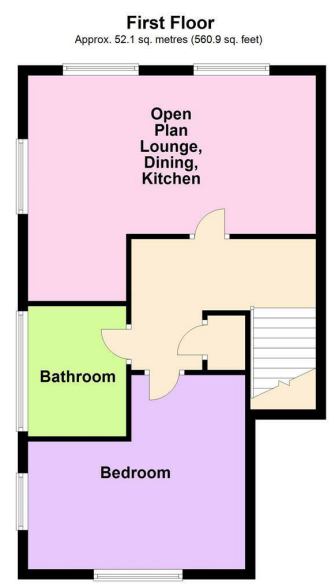
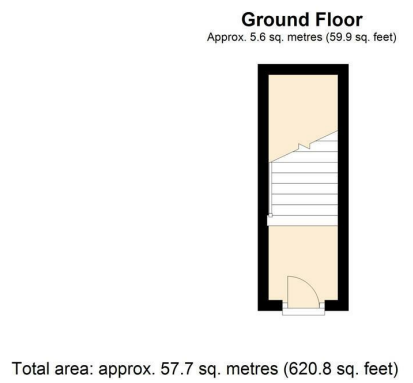
DIMENSIONS

Entrance Hall

Open Plan Lounge Dining Kitchen
13'07 x 18'10 max (4.14m x 5.74m max)

Bedroom
12'05 x 13'06 max (3.78m x 4.11m max)

Bathroom
8'04 x 6'04 (2.54m x 1.93m)



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.

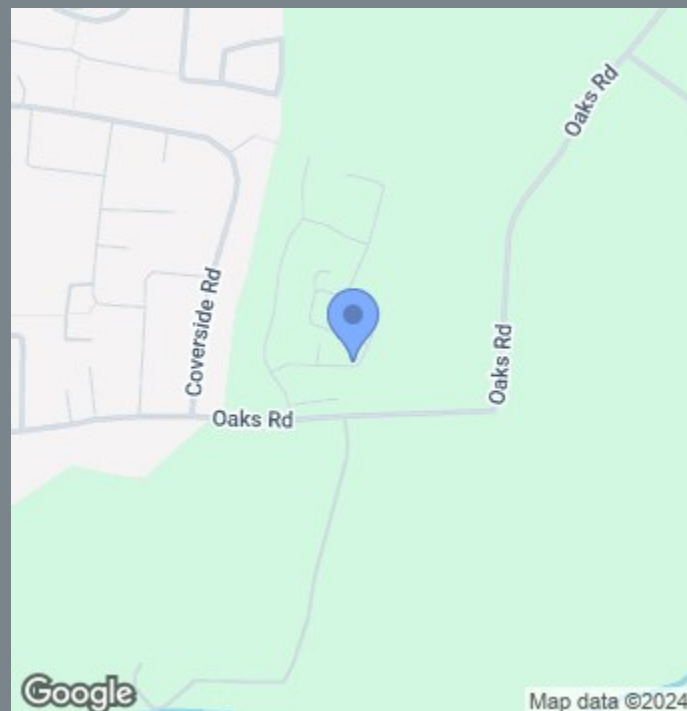
33 Oak Tree Road, Great Glen, Leicestershire, LE8 9HP
Offers In Excess Of £160,000

OVERVIEW

- Beautiful Apartment
- Lovely Village Location
- No Onward Chain
- Entrance Hall
- Open Plan Lounge, Dining, Kitchen
- Spacious Bedroom & Bathroom
- Enclosed Garden & Driveway
- Leasehold
- EER Rating -B
- Council Tax Band - A

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

Nestled within a modern development in the heart of a picturesque village, this stunning apartment offers contemporary living at its finest, with the added advantage of no onward chain. As you step inside, you are greeted by a welcoming entrance hall that sets the tone for the stylish interior that awaits. The open-plan lounge dining kitchen is the focal point of the home, boasting dual aspect windows that flood the space with natural light and create a sense of airiness. The kitchen area is thoughtfully equipped with integrated appliances, including a fridge freezer, oven, dishwasher and washing machine, ensuring convenience and functionality for modern living. The apartment features a generously sized bedroom with dual aspect windows, providing a tranquil retreat that is both bright and inviting. The modern bathroom adds a touch of luxury, offering a sleek and stylish space for relaxation and rejuvenation after a long day. Outside, the property boasts a driveway for easy parking and a garden area, perfect for enjoying the outdoors and soaking in the natural beauty of the surroundings. Whether you're looking for a peaceful sanctuary or a stylish abode to call your own, this apartment caters to a lifestyle of comfort and convenience in a beautiful village setting.

