

FLOOR PLAN

DIMENSIONS

Entrance Hall
14'03 x 4'04 min (4.34m x 1.32m min)

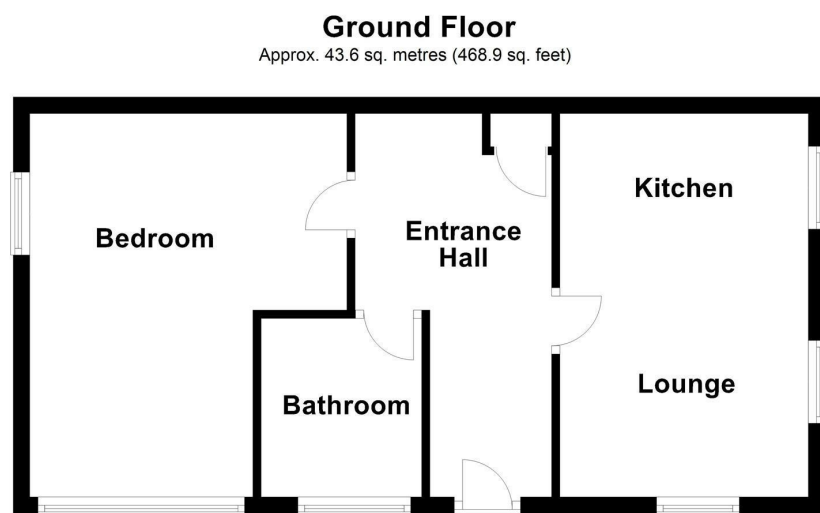
Kitchen / Lounge
18'10 x 9'10 (5.74m x 3.00m)

Bathroom
7'10 x 6'04 (2.39m x 1.93m)

Bedroom
13'05 x 12'07 (4.09m x 3.84m)

Outside Parking Space

Private Rear Garden



Total area: approx. 43.6 sq. metres (468.9 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.

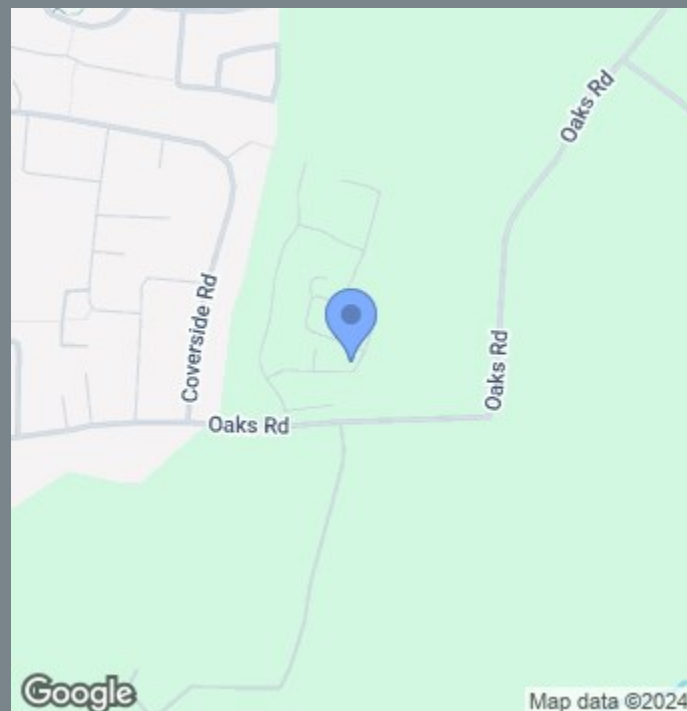
37 Oak Tree Road, Great Glen, LE8 9HP
Offers Over £150,000

OVERVIEW

- One Spacious Bedroom Maisonette
- Modern Bathroom
- Open Plan Kitchen
- Light & Airy Lounge
- Parking Space For One Car
- Rear Private Garden
- Amazing For First Time Buyers
- Council Tax Band - A
- Leasehold
- EPC Rating 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

Welcome to this charming one bedroom maisonette situated on Oak Tree Road in the picturesque village of Great Glen, Leicester. This delightful property boasts a ground floor location, making it easily accessible and perfect for those seeking convenience. Upon entering, you will find a well-maintained home offering living accommodation deal for a small family or individuals looking for a cosy space to call their own. There is an open plan kitchen/diner with the kitchen having an array of wall and base units, gas hob with extractor over, oven, space for a fridge and freezer with plumbing for a washing machine too. The lounge is light and airy yet with a cosy feel. The stylish bathroom is fitted with a three piece suite comprising of a low level WC, wash hand basin and bath with shower over. The property also offers ample storage space, ensuring that you can keep your belongings neatly organised without any clutter. One of the standout features of this maisonette is the private garden, providing a tranquil outdoor space where you can relax and unwind after a long day.

With parking available for one vehicle, you won't have to worry about finding a spot after a busy day out. Additionally, the property is perfect for first-time buyers looking to step onto the property ladder and create a home of their own. Viewings are highly recommended for this property, as it truly offers a wonderful opportunity to own a charming maisonette in a desirable location. Don't miss out on the chance to make this lovely home your own - schedule a viewing today.

