



20 Kingfisher Close,
Great Glen,
Leics. LE8 9DG





£450,000

GENERAL

An impressive bungalow on an exceptional plot, located in the highly regarded village of Great Glen. The well planned accommodation includes a spacious sitting room, conservatory, breakfast kitchen, utility, master bedroom with en-suite shower room, two further double bedrooms and a shower room. Outside, there is a block paved drive leading to the detached double garage. To the rear of the bungalow there are beautiful landscaped gardens.



LOCATION

Great Glen is a thriving village located a few miles to the south of Leicester. There is an excellent range of amenities in the village including a Health Centre, shops, public houses, a village Primary School (rated good in the last OFSTED inspection) and Leicester Grammar School. Both Leicester and Market Harborough have fast train link services to London St Pancras International. (approx journey time one hour).

THE BUNGALOW

The accommodation is arranged as follows. Front door opening into entrance porch.

ENTRANCE PORCH

Tiled floor and door to the reception hall.

RECEPTION HALL

An impressive introduction to the bungalow. There is coving to ceiling, cloaks and storage cupboards. Central heating radiator.

SITTING ROOM

22'2" x 13'

A delightful room with coving to the ceiling. There is an ornamental fireplace, two central heating radiators and door opening into the conservatory.

CONSERVATORY

9'6" x 7'4"

With tiled finish to floor. French door to the garden.

BREAKFAST KITCHEN

11'7" x 10'6"

The kitchen is fitted with an extensive range of base and wall cabinets with integrated appliances including a gas hob with extractor over, a double oven and an inset sink and drainer unit. There is a tiled finish to the floor, space for a fridge, central heating radiator and door to the utility.

UTILITY

8'6" x 8'

Fitted with a useful range of base and wall units matching those in the breakfast kitchen and incorporating a single drainer sink unit. There is plumbing for a washing machine and a boiler cupboard housing the "Worcester" boiler. Tiled finish to floor and door to side passage.

MASTER BEDROOM

13'10" x 10'9"

Overlooking the garden. The bedroom is fitted with an extensive range of fitted wardrobes. Central heating radiator.

EN-SUITE

There is a double sized walk in shower enclosure, large wash hand basin set in vanity unit with electric shaver point over, low flush lavatory. Linen cupboard. Radiator.

BEDROOM TWO

11'10" x 7'7"

Overlooking the garden. Coving to ceiling. Central heating radiator.

BEDROOM THREE

14'1" x 11'1"

A good sized double bedroom with Bay window, fitted wardrobes. coving to ceiling, central heating radiator. (First measurement into bay)

SHOWER ROOM

A walk in shower enclosure, low flush lavatory and wash hand basin set in vanity unit. Chrome ladder style towel rail.

OUTSIDE

A block paved leads to the double garage. To the side of the garage is a good sized stoned garden area.

DOUBLE GARAGE

17'8" x 17'8"

Two electric doors (Its should be noted that the remotes are missing but the garage doors are in working order).

THE MAIN GARDEN

The main garden is to the rear and immediately adjoining the bungalow, there is a slabbed area with steps down to the main terrace. The garden is lawned with well stocked flower and herbaceous borders providing colour throughout the year. To the side of the garden there is a screened area where a garden shed is sited.

COUNCIL TAX BAND

HDC E.

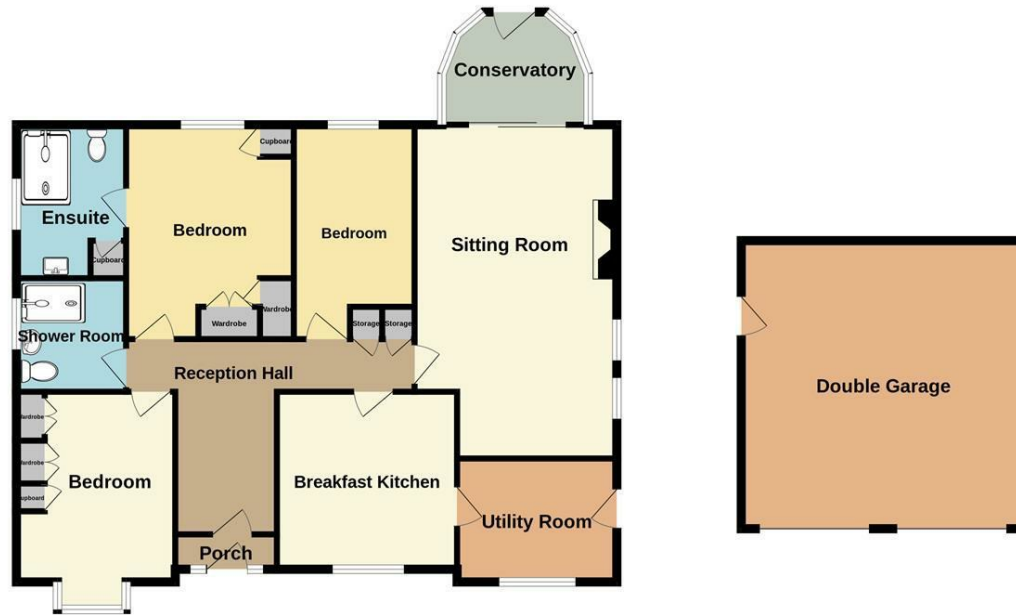








Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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