

8 Garfield Park,
Great Glen,
Leics, LE8 9JY



£300,000

GENERAL



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A delightful end town house located on the edge of Garfield Park, with open views to the front towards Stretton Road. For sale with no upward chain. The accommodation comprises on the ground floor entrance hall, sitting room and kitchen / diner. On the first floor there are three bedrooms and family bathroom. Outside the house benefits from a driveway to the side and good size mature rear garden.

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 HOUSE

The accommodation is arranged over two floors as follows.

ENTRANCE HALL

Stairs rising to the first floor. Central heating radiator.

SITTING ROOM

13'09 x 12'10
A lovely room, the focal point of which being a stone fireplace with gas fire (currently disconnected), bay window overlooking the garden, central heating radiator and useful under stairs storage cupboard.

KITCHEN / DINER

16'11 x 9'06
The kitchen is fitted with a range of cream wall and base units with wood effect working tops over, freestanding cooker with extractor over, tiled flooring and plenty of space for a dining table. There is a window to the front and patio doors leading to the garden.

STAIRS TO FIRST FLOOR

Stairs rise from the entrance hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms and bathroom, also useful large airing cupboard.

BEDROOM ONE

11'05 x 9'09
With window to the rear, fitted wardrobes with sliding mirror door and central heating radiator.

BEDROOM TWO

9'00 x 8'11
With window to the rear and central heating radiator.

BEDROOM THREE

7'09 x 6'10
With window to the front, fitted storage over the stair bulkhead and central heating radiator.

BATHROOM

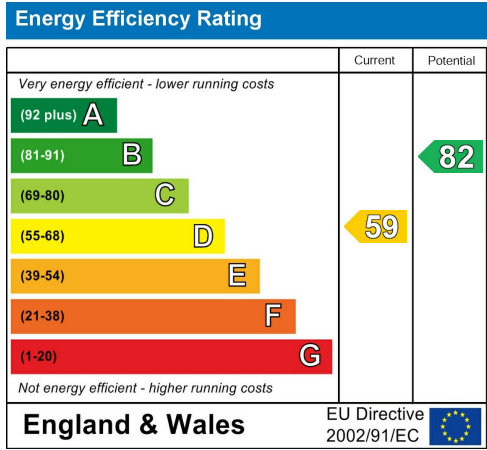
Suite comprising a panelled bath with shower over and glass shower screen, wash hand basin and low flush lavatory, tiled finish to walls, white heated towel rail and window to the front.

OUTSIDE

To the front of the property there is a driveway to the side, with gated access to the rear garden. There is a small front garden with consists of lawn and shrubbery. The rear garden is mainly laid to lawn with a patio area, there are mature shrubs and fruit tree's and the garden is not overlooked to the rear which makes it a lovely space to enjoy.

COUNCIL TAX

Harborough District Council - Band D



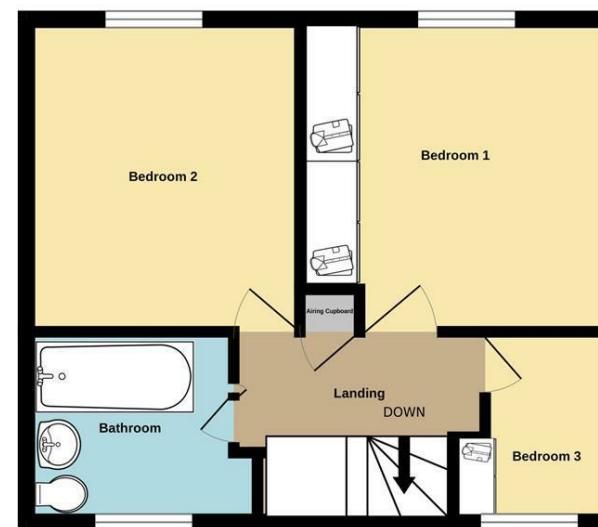




Ground Floor



1st Floor



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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

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