

32 Naseby Way  
Great Glen  
Leicester  
LE8 9GS

Offers in excess of £220,000

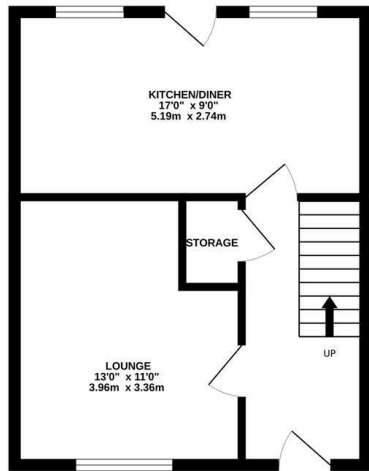


OSCAR JAMES

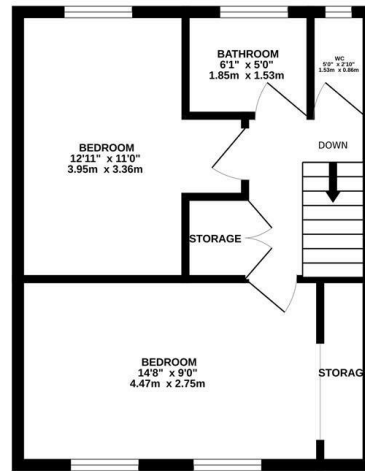
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Well proportioned living room



Modern refitted kitchen/dining room with ample dining space and a range of contemporary units



Two double bedrooms



Bathroom with a two piece suite and a separate WC



Low maintenance rear garden offering a good degree of privacy



On street parking



## WHAT'S GREAT?

This spacious two bedroom terraced home is not only well presented but lies centrally within the highly desirable village of Great Glen, with an abundance of local amenities, well regarded local schools and bus links to Leicester and Market Harborough. This property would be ideal for a first time purchase, buy-to-let or a buyer looking for a downsize move.

This well presented and tastefully modernised property comprises entrance hall with stairs rising to the first floor landing, well proportioned living room, modern fitted kitchen and dining area with a range of built in appliances, two very well sized double bedrooms with storage and a fitted bathroom with shower over bath and separate w/c accompanying.

Outside the property you will find a low maintenance frontage and a fully enclosed private rear courtyard garden with patio area and useful shed for storage.

This property must be viewed to be fully appreciated!

...expect excellence



# SELLER'S SECRET

I have thoroughly loved living here and the village has so many amenities to use. It has easy access to Leicester and Market Harborough too so the location is also one of the selling points for myself.



*Why we like it....*

This property has so much to offer that we are sure any buyer will not be disappointed! It is certainly a must see

## OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

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