



24 LONDON ROAD

Great Glen, Leicestershire, LE8 9FL

BROWN & CO

DESCRIPTION

A two-bedroom detached cottage situated in the scenic village of Great Glen.

To the ground floor there is a Kitchen with a small Pantry area, leading into the Dining Room which benefits from a large amount of natural light and spacious Living Room. To the first floor there is one double Bedroom, and one single Bedroom currently furnished with one bunk bed and a single bed. Additionally, the Bathroom is situated on the first floor with a bath, toilet and basin.

ON THE GROUND FLOOR:

KITCHEN: 2.80m x 2.43m

DINING ROOM: 3.69m x 3.67m

LOUNGE: 3.67m x 3.64m

ON THE FIRST FLOOR:

BEDROOM 1: 3.67m x 3.64m

BEDROOM 2: 3.69m x 3.66m Max

BATHROOM

OUTSIDE:

GARDEN

GARDEN SHED

OUTBUILDING

OUTSIDE TOILET

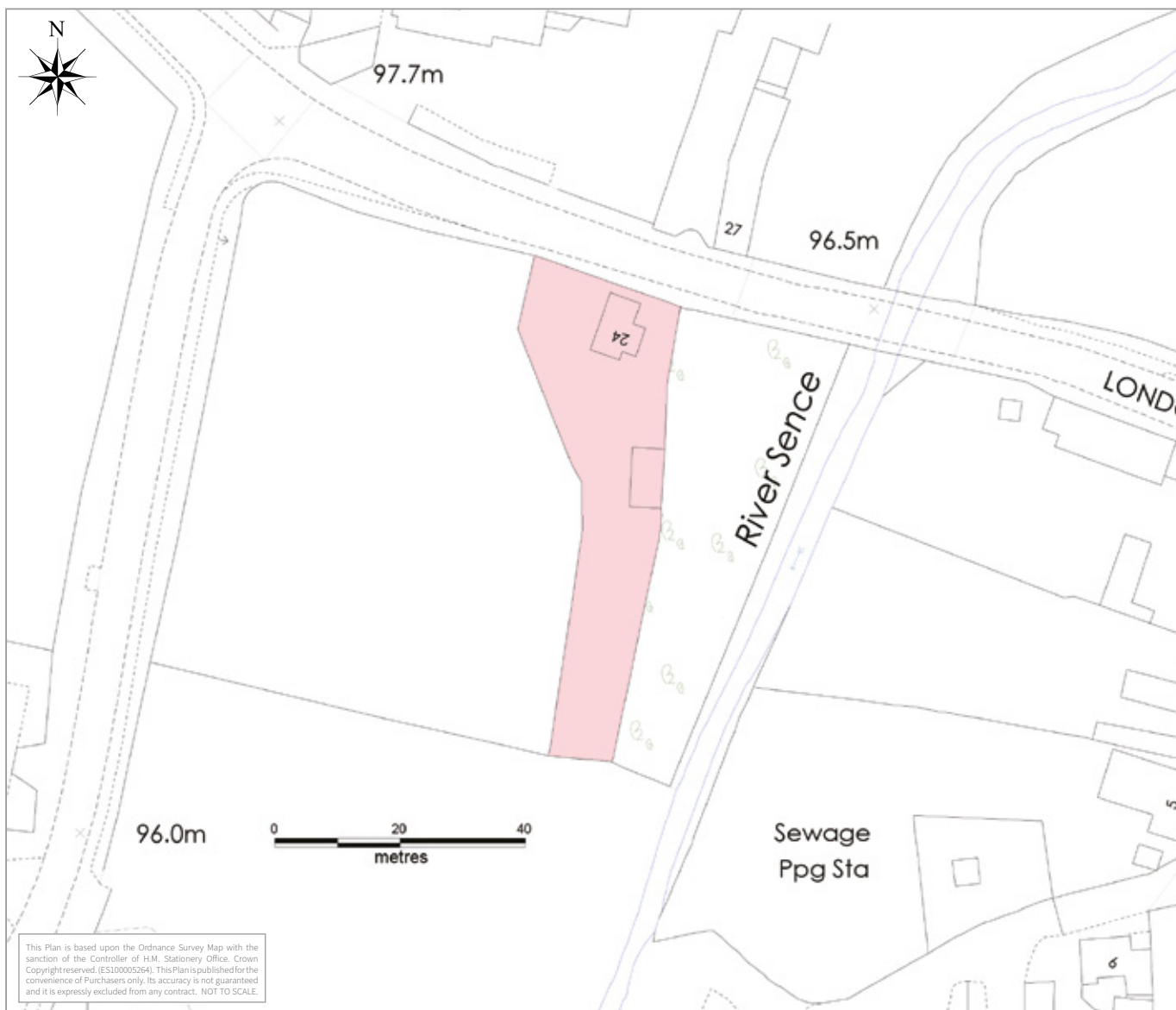
LOCATION

The property is located approximately 4 miles from Kibworth Village, 6 miles from Leicester City Centre and 9 miles to the M1.

SERVICES

The property benefits from mains water, electricity and drainage.

The heating is via a combination gas boiler.



5 Geoff Monk Way, Birstall, Leicester, Leicestershire, LE4 3BU

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PARKING

There is off-road parking available.

METHOD OF SALE

This property is freehold with vacant possession.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating is E.

LAND REGISTRY TITLE

The property is registered with the Land Registry and forms part of the registered title of LT438466.

DISPUTES

Should any disputes arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, Schedules, Plans or interpretations of any of them, the matter shall be referred to an Arbitrator to be appointed by the Vendor's Agent.

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agent will be responsible for defining boundaries or the ownership thereof.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

VALUE ADDED TAX

Should any sale of the property as a whole or in lots or any right attached become a chargeable supply for the purpose of VAT, such tax shall be payable by the Purchaser in addition to the contract price.

LOCAL AUTHORITY

Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG

T: 01858 828282

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the most recent Anti Money Laundering Legislation, the Purchaser will be required to provide proof of identity and address to the Vendor's Agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

VIEWINGS

Viewing is strictly by appointment only and should be arranged with the selling agent.

WHAT3WORDS

Centre of the property: ///arching.intend.bulky

VENDOR'S SOLICITOR

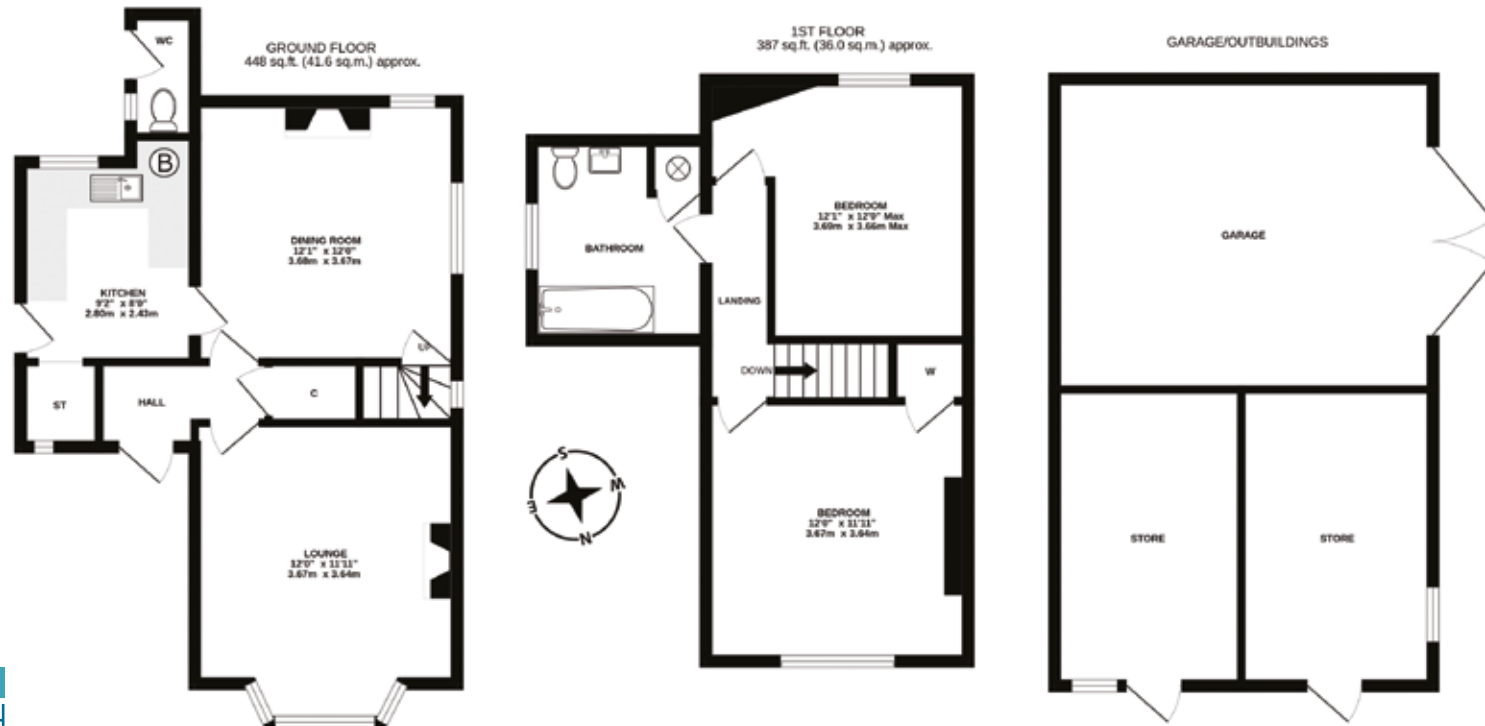
P. J Hammond & Sons
Richard Hammond
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CONTACT

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GENERAL REMARKS AND STIPULATIONS

These sales particulars are Subject to Contract and were prepared in January 2025.

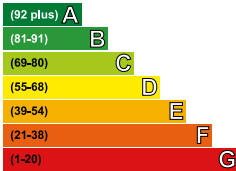


TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
49	86

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in January 2025.

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