



Glen View Avenue, Great Glen, Leicester, LE8 9HQ



Property Description

An immaculately presented three-bedroom detached house built in 2022 by the reputable Miller Homes, located in Great Glen's sought-after Regal View development. Benefitting from a number of upgrades totalling to over £21,000. In brief the accommodation comprises of entrance hallway, guest W.C, spacious lounge, kitchen/diner, utility room, first floor landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside is a tandem driveway to side providing off road parking for two vehicles leading to garage/potential home office. Landscaped gardens to rear aspect with newly laid porcelain tiles and lawn area. Get in touch with the branch today to arrange your viewing!





Key Features

- Immaculate Three-Bedroom Detached House
- Spacious Lounge & Kitchen/diner
- Guest W.C & Utility Room
- Master Bedroom With En-Suite Shower Room
- Single Garage/Potential Home Office
- Off Road Parking For Two Vehicles
- Landscaped Gardens With Newly Laid porcelain Tiles
- Over £21,000 New Home Upgrades
- Built In 2022 By Miller Homes

**Offers Over
£350,000**

LOCATION

The property is located on the edge of the highly desirable south Leicestershire village of Great Glen which has an excellent range of amenities including several shops, Co-op store, post office with delicatessen, doctor's surgery, public houses, restaurant, village hall, sporting and recreational facilities and bus services. Local schooling includes a primary school, Stoneygate Preparatory School and Leicester Grammar. For the commuter, the A6 provides access to Leicester and Market Harborough, both of which have mainline rail services to London St Pancras. The M1 is accessible at junction 21, and the A14 lies to the south.

VIEWINGS

All viewings should be arranged by calling Andrew Granger & Co on 0116 2429922.

ACCOMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

Double glazed composite entrance door, radiator, tiled floor, stairs rising to first floor landing, access to lounge, kitchen/diner and w.c.

GUEST W.C

Fitted with a two piece suite comprising of low flush W.C and wash hand basin. tiled floor and radiator.

LOUNGE

19'6" x 9'8"

Upvc double glazed window to front aspect and Upvc double glazed patio doors leading out to rear garden, radiator, electric fireplace

KITCHEN/DINER

19'6" x 9'2"

Fitted with a range of wall and base level

units with quartz worksurface over and stainless steel sink with drainer and "Abode" hot and cold filter tap. Built-in "Zanussi" electric oven and four burner induction hob with stainless steel splashback and extractor hood over. Integrated "Zanussi" fridge freezer and dishwasher. Upvc double glazed window to front and rear aspect, tiled flooring, radiator, ceiling spotlights.

UTILITY ROOM

Fitted with a range of wall and base level cupboards with quartz worksurface over, half glazed door leading out to rear garden and tiled flooring.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Loft hatch and storage cupboard. Window to rear elevation

BEDROOM 1

12'10" x 11'9"

With UPVC double glazed window to the front elevation, fitted wardrobe with mirrored sliding doors and radiator.

EN-SUITE SHOWER ROOM

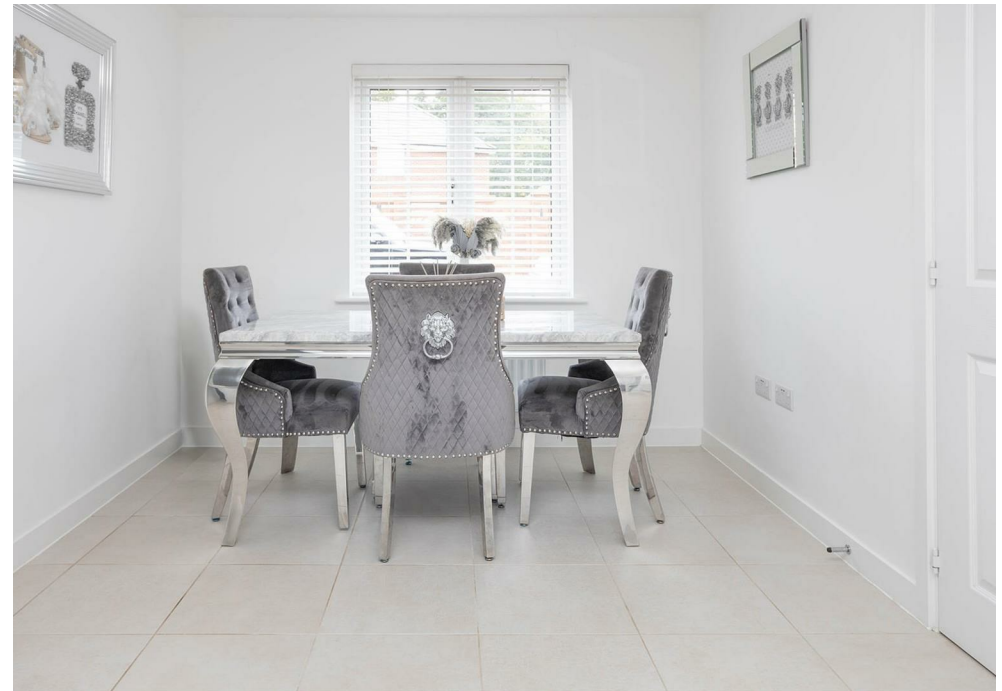
6'1" x 5'1"

Comprising low flush w.c, pedestal wash hand basin, shower with tiled surround, tiled flooring, UPVC double glazed window to the front elevation, radiator, spotlights and extractor fan.

BEDROOM 2

11'9" x 9'10"

With UPVC double glazed window to the front elevation, storage cupboard and radiator.





BEDROOM 3

9'6" x 7'5"

With UPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

7'4" x 5'6"

Comprising low flush w.c, wash hand basin, bathtub with shower over, tiled flooring, UPVC double glazed window to the rear elevation and towel radiator.

OUTSIDE

To the front of the property is a small shrubbed garden area. Driveway for two vehicles leading to the rear of the property giving access to the garage. paved pathway to side leading to gate. Enclosed rear garden with porcelain slate paved patio, lawn area and separate paved area to the rear of the garage. Outside tap and double outdoor socket.

GARAGE

Detached brick built insulated garage with up and over door, partitioned wall dividing storage area and separate potential office space with resin flooring, power/lighting and a Upvc double glazed window to the rear elevation and Upvc double glazed door to the side elevation.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

ENERGY PERFORMANCE RATING - B

COUNCIL TAX BANDING - D

Tenure & Council Tax - We understand the property to be freehold with vacant possession upon completion. Harborough District Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.





Floorplan



EPC Rating - B

Tenure - Freehold

Council Tax Band - D

Local Authority
Harborough

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Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Oadby (Sales) office on 01162 429922



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