



High Street, Great Glen, LE8 9FJ

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# Property Description

A great opportunity to purchase a period two bedroomed semi-detached property, requiring upgrading and modernisation, situated in the heart of the south Leicestershire village of Great Glen.

The property briefly comprises of a lounge with fireplace, kitchen/dining room with fitted units which leads through to a utility area and ground floor bathroom. To the first floor there are two bedrooms. Externally, the rear garden is open plan with outside stores, mature garden and enclosed by a brick wall.

Note to Purchasers: The neighbouring property has right of access to two of the stores which are in the garden land of Number 22. The lobby and bathroom area are single skinned brickwork.

The highly desirable south Leicestershire village of Great Glen has a range of local shops including a post office, delicatessen and Co-op store, public houses and restaurants, a doctors surgery and recreational ground with sporting facilities. The village has amazing schooling options including St Cuthberts Primary School, Stonegate School and Leicester Grammar. For the commuter, the A6 provides access to Market Harborough and Leicester, both of which have mainline rail services to London St Pancras. The M1 is accessible at Junction 21. More comprehensive shopping facilities are available in nearby Oadby, Fosse Park and Market Harborough.





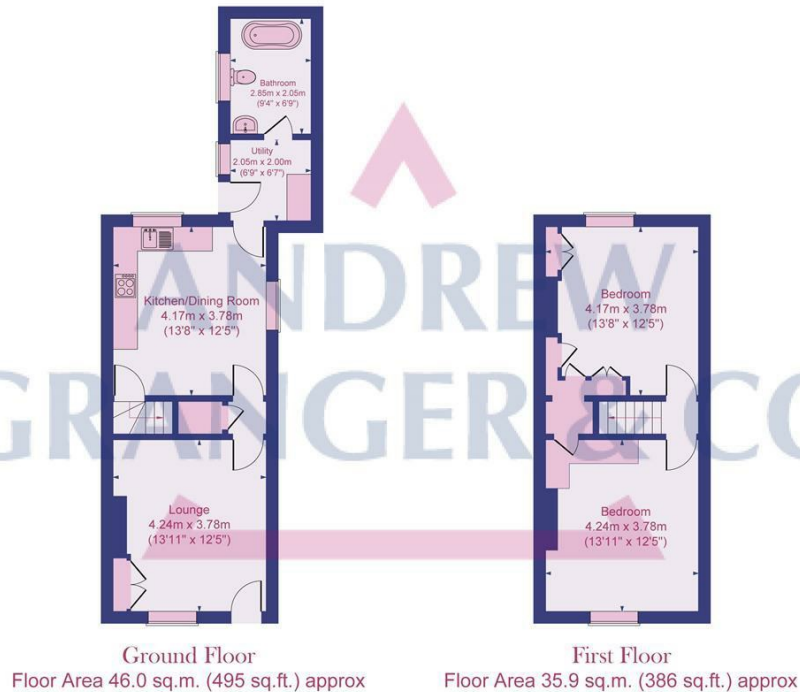
## Key Features

- Requiring Modernisation
- Popular Village Location
- Lounge
- Kitchen/Dining Room
- Utility Area & Ground Floor Bathroom
- Two Bedrooms
- Mature Garden
- Stores
- No Upward Chain!

**Price Guide**  
**£210,000**



**Approximate Gross Internal Area**  
81.6 sq. m. (881 sq. ft.)



Not to scale, for layout reference only. All Measurements are Approximate  
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority  
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Market Harborough (Sales) office on 01858 431315

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