



High Street, Great Glen, LE8 9FJ

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

An attractive well appointed detached house having the advantage of an attached car port and garage, located in the highly sought after village of Great Glen. The property requires some upgrading/improvement and is briefly arranged as follows: An entrance porch which leads to a spacious entrance hallway with cloaks w/c off, an archway leads through to the dining area which enjoys views to the front and has a connecting door through into the living room, which has a brick fireplace with plinth for television to the side and French doors that lead out to the rear garden. The well appointed kitchen boasts a range of shaker style units with a complimentary worksurface and inset sink. Appliances include an integrated oven, microwave, dishwasher and fridge freezer, there is a stable door which gives access to the side of the property and a window looks over the rear garden.

To the first floor there is a principal bedroom with en-suite shower room, there are two further bedrooms and a family bathroom.

Externally, the property sits on an elevated plot with established shrubs and a retaining wall. To the side of the property there is a car port which in turn leads to a brick built garage which would potentially convert to a home office/workshop, The rear garden is attractively landscaped across two levels being well stocked and offers a good degree of privacy.

The property is located in the ever popular South Leicestershire village of Great Glen which enjoys many local amenities including shops, doctors, dentists, schools and recreational facilities and easy access to local communication via the Great Glen bypass. The village affords easy access to Leicester city and Market Harborough which both enjoy good communication links with the mainline railway station offering services in all directions including London St Pancras.





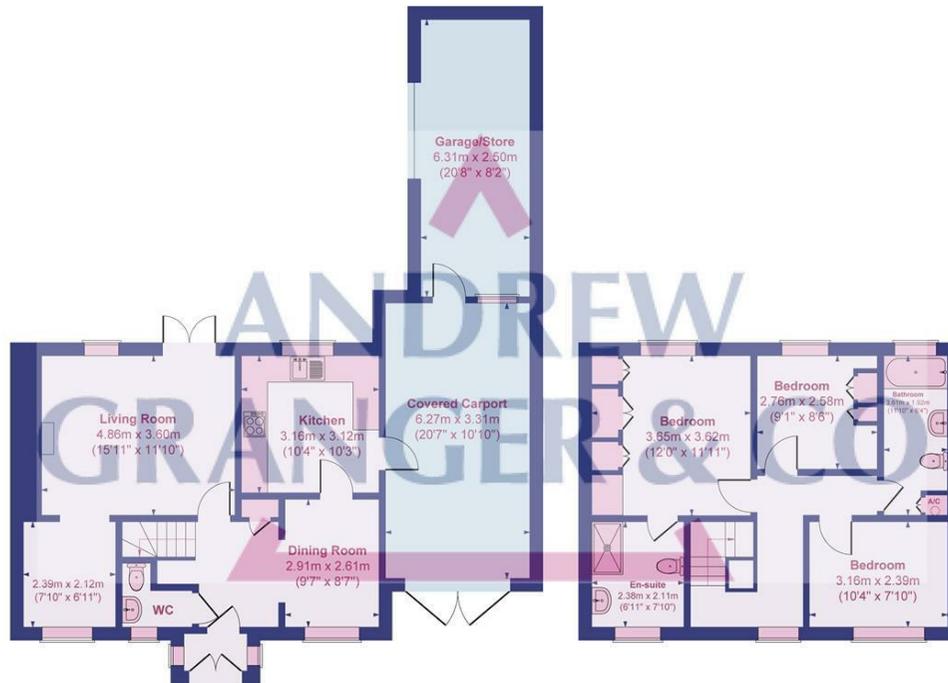
Key Features

- None Estate Detached Family Home
- Requires Some Upgrading/Modernisation
- Entrance Hallway, Cloaks w/c
- Dining Area
- Living Room, Study
- Modern Kitchen with Built in Appliances
- Principle Bedroom with En-Suite
- Two Further Bedrooms
- Family Bathroom
- Garage, Car Port and Gardens

Price Guide
£375,000



Approximate Gross Internal Area
 102.3 sq. m. (1102 sq. ft.)
 Garage At 15.7 sq. m. (169 sq. ft.)
 Total 118.0 sq. m. (1271 sq. ft.)
 (Excluding Covered Carport)



Ground Floor
 Floor area 51.9 sq.m. (559 sq.ft.) approx
 Garage 15.7 sq.m. (169 sq.ft.) approx
 (Excluding Covered Carport)

First Floor
 Floor area 50.4 sq.m. (543 sq.ft.) approx

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 - D

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

Part of
**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS