



Higher Green, Great Glen, LE8 9GE

**ANDREW
GRANGER & CO**

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**SHELDON
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Property Description

A well appointed detached family bungalow offering well planned and generous living space, located close to the centre of the highly sought after south Leicestershire village of Great Glen. The village has an excellent range of local shops, café and Co-op store, a health centre, public houses, parish church, village hall, library and recreational park. Local schooling includes a village primary school, Leicester Grammar which lies next door, and LGS Stoneygate School. More comprehensive and supermarket facilities are available in Market Harborough, Leicester city centre and Oadby.





Key Features

- Detached Family Bungalow
- Highly Regarded Village Location
- Living Room With Views Over The Rear Garden
- Formal Dining Room/Bedroom Four
- Breakfast Area
- Fitted Kitchen With Utility Room Off
- Three Bedrooms (Principal With En-Suite Shower Room)
- Family Bathroom
- Established Gardens, Garage, Car Standing
- In All About 0.14 Acres

**Offers Over
£485,000**

The property offers flexible living space that briefly comprises of an entrance hallway, two reception rooms, breakfast area and kitchen with a utility room off, an inner hallway leads to the three bedrooms (principal bedroom with ensuite) and there is a modern family bathroom. Outside there are gardens to the front, side and the rear of the property, there is also car standing and a garage. The accommodation in more details is arranged as follows: .

A double glazed door with matching side panel leads through into the entrance Hallway with connecting doors off.

Approached through a set of double doors is the dual aspect living room. This is a bright and airy room with a feature fireplace incorporating an inset living flame gas fire set upon raised hearth with a decorative surround and there are sliding patio doors that give direct access to the rear garden.

From the main hallway is a link room/breakfast area which in turn leads into the inner hallway with twin glazed doors leading into the formal Dining Room which looks over the side garden.

The well appointed Kitchen is fitted with a comprehensive range of matching base and wall units with complimentary worktop with an inset sink with drainer, there is an integrated electric double oven, gas hob with a hood above, dishwasher and a fridge. A connecting door leads into the utility room that provides plumbing for an appliance and a space for an undercounter fridge or freezer, gas wall mounted boiler and there is also a door leading into the rear garden.

The principal bedroom has two windows to the side elevation and a connecting door which leads through into the en-suite shower room, this is fitted with a white suite comprising of a modern shower cubicle with a drying area, w/c and wash hand basin and tiled splashbacks to water sensitive areas. Bedroom two is a bright dual aspect room and bedroom three is a single room which looks over the side of the property.

The family bathroom is fitted with a white suite with a vanity unit that incorporates the w/c and wash hand basin with storage below and a panelled bath, there is tiling to water sensitive areas and a window to the front elevation.

Outside the property sits on a generous corner plot in all about 0.14 acres with the well maintained front garden extending across the front and to the side of the property, there is car standing at the side and a garage that has an electronic up and over door.

The rear garden is well stocked with a variety of established shrubs and trees, with a patio area that is an ideal entertainment space and a hand gate leads back out to the front of the property.

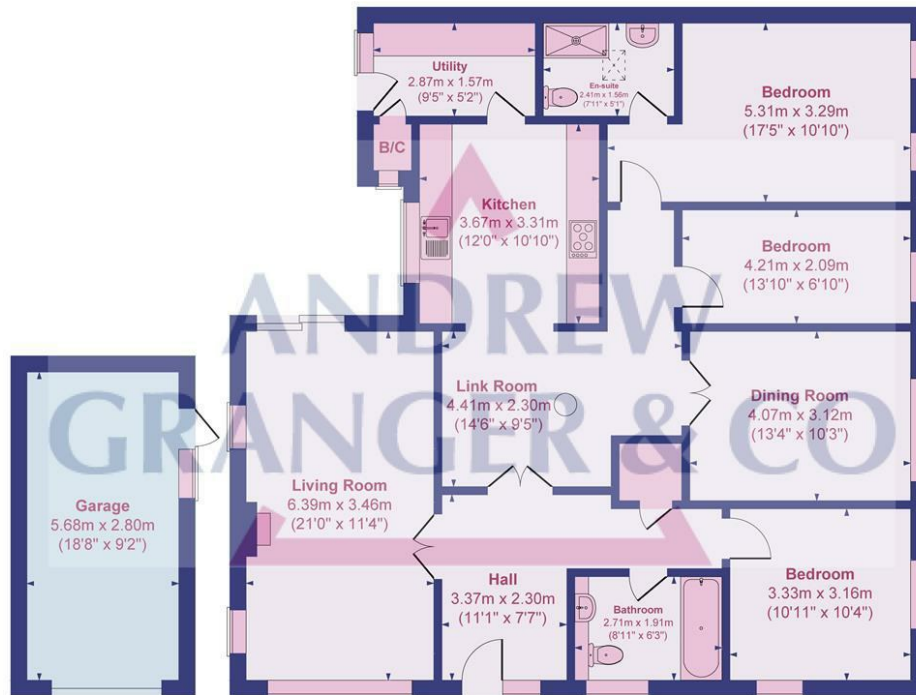






Floorplan

Approximate Gross Internal Area
132.4 sq. m. (1425 sq. ft.)
Garage At 15.9 sq. m. (171 sq. ft.)
Total 148.3 sq. m. (1596 sq. ft.)



Garage

Floor area 132.4 sq.m. (1425 sq.ft.) approx
Garage 15.9 sq.m. (171 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 - E

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 arrange a viewing please contact our Market Harborough (Sales) office on 01858 431315

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