



Connells

Edgehill Close
Great Glen Leicester

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for sale guide price
£250,000



Property Description

Nestled in a desirable neighbourhood, this spacious four bedroom semi-detached family home offers tremendous potential for those looking to add their personal touch.

With a traditional layout, the property features a welcoming entrance hall leading to a generous living room, perfect for family gatherings. The kitchen, while functional, is ripe for modernisation and can be transformed into a contemporary culinary space.

Upstairs, you'll find four well-proportioned bedrooms, each with ample natural light and storage options. The family bathroom presents an opportunity for an upgrade to suit your style.

Outside, the private garden offers a peaceful retreat, ideal for outdoor entertaining or play. Off-street parking adds to the convenience of this home.

This property is perfect for families seeking a project to create their dream home in a friendly community, close to local amenities, schools, and parks. Don't miss the chance to make this house your own!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

The property features a welcoming entrance hall leading to a generous living room, perfect for family gatherings

Open Plan Living Room

16' 8" x 12' 3" (5.08m x 3.73m)

Decorative surround providing a pleasant focal point for the room with tiled hearth, radiator, connection for gas. Dog leg staircase with slatted balustrade leading to first floor landing.

Open Plan Dining Room

11' 7" x 7' 5" (3.53m x 2.26m)

Dining room with sliding doors to conservatory.

Conservatory

9' 7" x 7' 6" (2.92m x 2.29m)

Double glazed conservatory with sliding doors for access and views of the rear garden.

Kitchen

10' 4" x 8' 8" (3.15m x 2.64m)

Fitted with a range of eye and base level units with tiled work tops, stainless steel sink and drainer, gas hob, built in electric oven and grill, display shelving, complimentary tiling to water sensitive areas, double glazed window to rear elevation, inset wine rack, space for fridge, space and plumbing for automatic washing machine.

Sitting Room

12' 9" x 7' 9" (3.89m x 2.36m)

Additional reception room ideal for entertaining or can be utilised as a playroom. Sliding patio doors out to rear garden.

First Floor Landing

With airing cupboard housing hot water tank with additional linen storage space over, loft access hatch leading to a part boarded loft space with loft ladder.

Bedroom One

13' 7" x 10' 4" (4.14m x 3.15m)

Master double bedroom with decorative archway, radiator central heating and window to front elevation.

Dressing Room

7' 7" x 5' 5" (2.31m x 1.65m)

Master bedroom dressing room with fitted wardrobes.

En-Suite

Master bedroom en-suite comprising shower cubicle, wash hand basin and low level WC with window to side elevation.

Bedroom Two

11' 6" x 10' (3.51m x 3.05m)

Double bedroom with radiator central heating and window to front elevation,

Bedroom Three

11' 5" x 8' 6" (3.48m x 2.59m)

double bedroom with radiator central heating and window to rear elevation.

Bedroom Four

10' 5" x 7' 8" (3.17m x 2.34m)

Small double room with radiator central heating and window to rear elevation.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
 LEICESTER LE2 5BF

EPC Rating: D

Tenure: Freehold

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