



**Connells**

Naseby Way  
Great Glen Leicester



# Naseby Way Great Glen Leicester LE8 9GS

for sale  
**£325,000**



## Property Description

Welcome to this delightful 3-bedroom detached house, perfect for families seeking a comfortable and stylish home. Situated in the picturesque village of Great Glen, this property offers a blend of modern living and convenience.

The open-plan living and dining area is the heart of the home, featuring a cozy gas fireplace, perfect for relaxing evenings and family gatherings. Enjoy the beauty of the outdoors from the comfort of your home in the bright and airy conservatory, ideal for a morning coffee or an evening read.

Each of the three bedrooms is generously sized and comes with fitted wardrobes, providing ample storage space and a clutter-free environment. The property includes a well-maintained bathroom, designed with contemporary fixtures and fittings.

The low-maintenance rear garden is perfect for outdoor activities and entertaining guests. The expansive driveway can accommodate up to 5 cars, offering plenty of parking space for residents and visitors alike.

This home is in good condition, professionally decorated, and ready for you to move in and start creating wonderful memories. There is also potential to extend the property, subject to planning permission. Located in a safe area with no risk of flooding, you'll enjoy peace of mind in this charming village.

Located in the charming village of Great Glen, you'll enjoy a peaceful community atmosphere while still being within easy reach of local amenities, schools, and transport links.

## Lounge/Dining Room

19' 2" x 13' 5" ( 5.84m x 4.09m )

The open plan of the lounge and dining areas enhances the sense of space and facilitates a seamless flow between living and dining activities. This setup is particularly beneficial for hosting guests or enjoying family time, large double glazed windows allows natural light to flood the space, creating a bright and inviting atmosphere

## Kitchen

8' 7" x 10' 7" ( 2.62m x 3.23m )

Fitted with wall and base units providing ample storage for kitchen essentials, cooker hood, stainless sink unit and large double glazed window

## Conservatory

9' 8" x 9' 5" ( 2.95m x 2.87m )

This versatile area can serve multiple purposes, such as a sunroom, additional sitting area or a tranquil space for reading and relaxation

## First Flooring Landing

### Bedroom One

9' 3" x 12' 6" ( 2.82m x 3.81m )

The room provides ample space and having double glazed window to the front

### Bedroom Two

10' 3" x 10' 6" ( 3.12m x 3.20m )

Generously sized room, offering ample space for additional furniture and having double glazed window allowing ample natural light

### Bedroom Three

10' 7" x 7' 2" ( 3.23m x 2.18m )

Ideal use as a guest room or home office and has double glazed window and radiator

### Bathroom

8' 7" x 10' 4" ( 2.62m x 3.15m )

Four piece bathroom suite, including corner bath, wash hand basin, low level WC and shower cubicle and two double glazed windows

### Outside

The garden boasts a generous frontage offering ample parking space and a single garage. The rear garden is pebbled with some shrubbery and fencing to allow privacy













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](http://www.focalagent.com)

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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