

JAMES  
SELLICKS

4 Garfield Park

GREAT GLEN,  
LEICESTERSHIRE LE8 9JY

OFFERS OVER: £250,000



This immaculate two-bedroom modern town house nestled on the periphery of this highly sought after south Leicestershire village with leafy, countryside views to the front is the perfect opportunity for downsizers and first-timer buyers alike. Meticulously refurbished with a re-fitted breakfast kitchen, re-fitted bathroom, new Worcester Bosch boiler and heating controls, new floor coverings throughout, newly-fitted window blinds and a landscaped rear garden it is turnkey and ready to move into.

Immaculate, refurbished modern town house • Two bedrooms • Re-fitted breakfast kitchen • Sitting room • Re-fitted bathroom • Landscaped low maintenance garden to rear • Off-road parking • Country views to the front • Ideal downsize or first-time buy • Sought after south Leicestershire village •

#### Accommodation

As soon as you step inside the front door you will be struck by the level of care and attention vested in this home. The sitting room feels cosy, yet bright and features an attractive, leafy outlook through the front window, while a feature gas fire and surround provide a focal point to relax and unwind in front of.

The breakfast kitchen at the rear has plenty of natural light flooding through the door and window that overlook the landscaped garden beyond. This room has been re-fitted with a range of modern wall and base units providing ample storage with work surface space over. Integrated appliances include oven, electric hob with extractor hood over. There is space and plumbing for a washing machine and fridge freezer with a handy storage cupboard for your coats, shoes and vacuum under the stairs. The breakfast kitchen and cupboard have vinyl plank flooring.

Upstairs on the landing is the built-in airing cupboard, while the master bedroom is at the rear of this home enjoying a view of the garden and features a good-sized fitted wardrobe with plenty of depth. The front bedroom enjoys a view of the countryside, while the bathroom has been refitted with a contemporary white suite comprising bath with shower over and shower screen, WC and a unit incorporating a wash hand basin with storage cupboard underneath. The bathroom also has a heated towel rail, ceiling-mounted extractor fan and vinyl plank flooring.

#### Outside

A shared drive leads to the parking area where there is one space allocated to the property. The attractive front garden features shrubs and plants, a small gravelled area and a path which leads to the front door. The rear garden has been lovingly landscaped and enjoys a bright, sunny aspect. There is a paved patio terrace and paved path which flanks a larger, gravelled terraced beyond, with bedding borders ready for you to inject bursts of colour. Enclosed by timber fencing there is a gate with handy access to the rear passage and bin storage area which is shared with an adjacent property.

#### Location

Great Glen is a thriving south Leicestershire village offering amenities catering for most day-to-day needs and being particularly convenient to Leicester Grammar and Stoneygate School within the village along with popular schools in the state sector. The area is surrounded by some of the County's finest rolling countryside with the market town of Market Harborough and the City of Leicester providing a wider range of facilities, professional quarters, and mainline rail access to London St. Pancras.





Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: No

Tax Band: C

Services: The property is offered to the market with all mains services, double glazing and gas-fired central heating.

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

Cladding: None

Planning issues: None which our clients are aware of

Coastal erosion: None

Coal mining in the local area: None

#### Satnav Information

The property's postcode is LE8 9JY, and house number 4.



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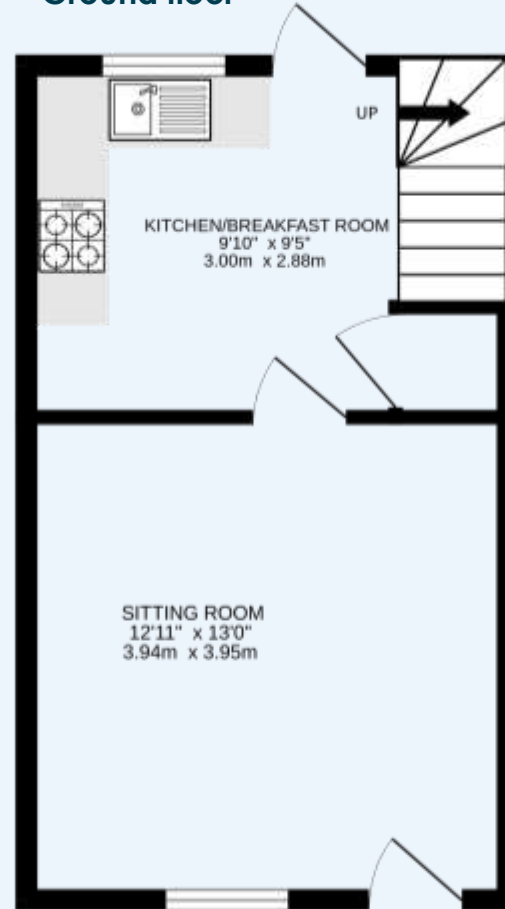
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**Measures and Other Information**

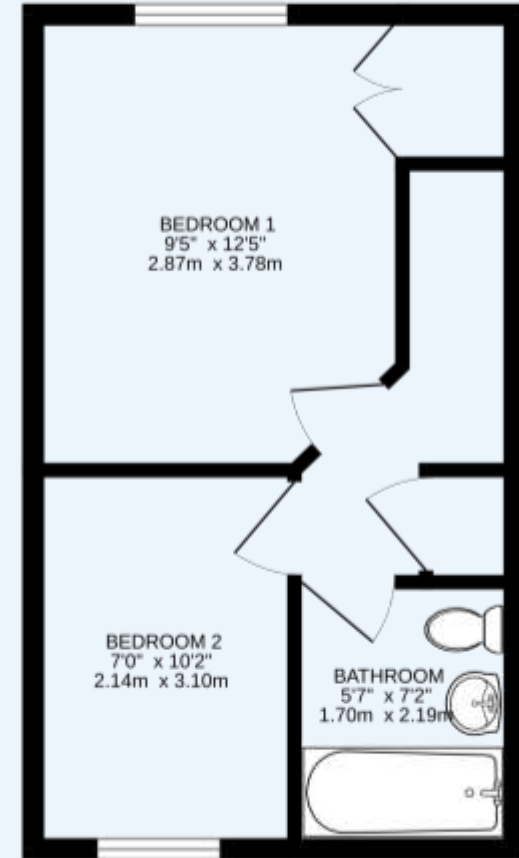
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**Ground floor**



**First floor**



**TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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