

17 Paddock Way

GREAT GLEN, LEICESTERSHIRE, LE8 9HL

JAMES
SELICKS



OFFERS OVER: £750,000



Elegance and spacious luxury living awaits in this stylish, modern home built by Francis Jackson Homes (Olney design). Extended to create a unique contemporary space of over 1,700 Sq. Ft, with the benefit of a self-contained annexe reconfigured from the double garage, it is situated on the edge of the highly sought after south east Leicestershire village of Great Glen.

Extended modern luxury home • Over 1,700 Sq. Ft plus a self-contained annexe • Show-stopping open plan living dining kitchen • Elegant sitting room with log-burning stove • Reconfigured dining hall • Three double bedrooms with scope for fourth bedroom in annexe • Principal bedroom suite with an ensuite bathroom • Log-burning stove, kitchen and shower room to annexe • Off-road parking • Landscaped gardens, approximately 0.20 acres •

Accommodation

This home is breathtaking from the moment you step through the front door. The hall and dining room have been reconfigured to create an open plan reception hall, ideal for entertaining or working from home. The sitting room exudes elegance, with contemporary wood panelling adding texture and log-burning stove the perfect focal point.

Glazed double doors from the sitting room provide an open flow through to the simply stunning open plan living dining kitchen. Extended to create a space spanning 25ft by 23 ft, natural light floods the room through two roof lanterns, two skylights, and bifold doors to the side. Sleek, contemporary base units provide ample storage and stone worksurfaces and the vast central island offer plenty of preparation space. Integrated appliances include Neff double oven and induction hob with extractor hood over, dishwasher and two separate sinks. There is space for a fridge/freezer and wine-cooler. The utility/boot room is to the corner and features bespoke cabinetry and bi-folding cupboard doors within which you will find fitted base units, a sink and drainer unit and plumbing and space for a washing machine and space for a dryer. A door to the side leads out to the drive. Back through the kitchen you will find an inner lobby area that opens into the dining hall. The guest cloakroom is to the side and features a contemporary suite.

Upstairs the sense of space continues where you will find three good-sized double bedrooms each with their own ensuite. Of particular note is the principal bedroom and ensuite bathroom.

Annexe

Converted and reconfigured from the original detached garage, this self-contained annexe measures 18'11 (5.77m) x 19'5 (5.93m) and features a kitchenette area with contemporary base units, stone worksurfaces with integrated induction hob, sink and drainer and fridge. The bedroom area is currently partitioned with furniture and shelving units, while the sitting area features twin sets of double doors to the rear that flank a central cast-iron log-burning stove. Tucked away to the corner is an ensuite shower room featuring a suite comprising shower cubicle, WC and wash hand basin.





Outside

An attractive landscaped front garden, bordered by black post and rail fencing and brick wall wraps the front of this home. Through the gate a central, paved path leads to the canopy porch front door with a further path leading round the side to the block paved drive. A stylish, Crittal door and windows with canopied roof above leads through to an immaculately style terrace. To the right is the private terrace for the annexe, while to your left you will find secure, timber storage shed ideal for bikes, garden tools and logs. The rear garden has been professionally designed and landscaped to create a private, low-maintenance space that is ideal for relaxing and entertaining.

Location

Great Glen is an extremely popular south-east Leicestershire village and offers a wide range of local amenities including a village store, Co-Op, post office, hair salon, Methodist Chapel, three public houses, an attractive parish church at St. Cuthberts, and is surrounded by some of Leicestershire's most picturesque rolling countryside. The village lies just off the A6, conveniently located for Leicester and Market Harborough, both offer a wider range of amenities catering for day to day needs and offer centres of employment. Both also offer a mainline rail link to London St. Pancras in around an hour.

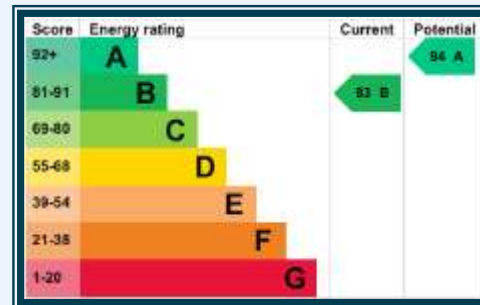
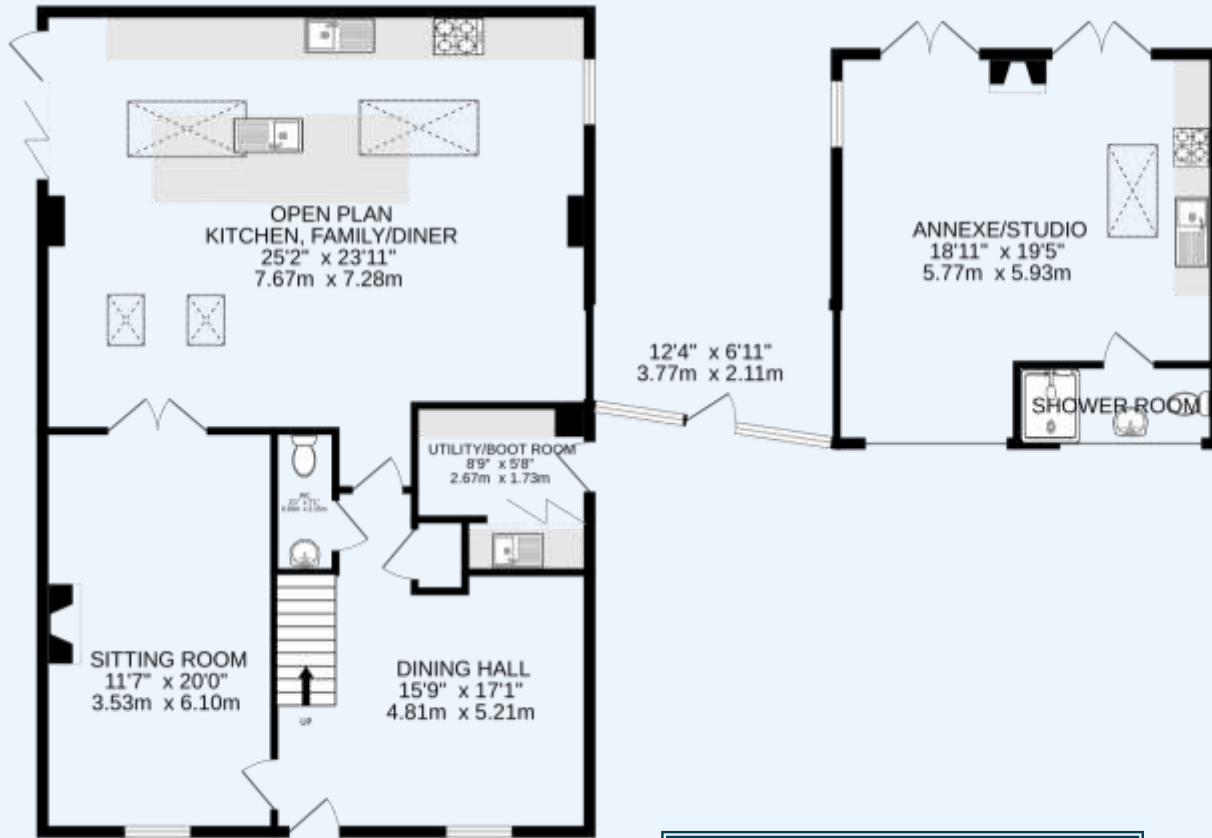
Satnav Information

The property's postcode is LE8 9HL, and house number 17.









TOTAL FLOOR AREA : 1751 sq.ft. (162.7 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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- Tenure: Freehold
- Local Authority: Harborough District Council
- Listed Status: Not Listed
- Conservation Area: Not in a Conservation Area
- Tree Preservation Orders: None
- Tax Band: E
- Services: The property is offered to the market with all mains services and heating and hot water are provided by an air source heat pump
- Broadband delivered to the property: FTTP
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants: Title contains a covenant
- Flooding issues in the last 5 years: None
- Accessibility: Two storey dwelling. No accessibility modifications
- Cladding: Cladding is Canadian Larch & has all relevant EWS1 paperwork
- Planning issues: None which our clients are aware of
- Coastal erosion: None
- Coal mining in the local area: None

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesselicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesselicks.com



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Annexe

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