

42 BRIDGEWATER DRIVE

GREAT GLEN, LEICESTERSHIRE LE8 9DX



JAMES
SELICKS



This immaculate, well-presented modern detached family home with four bedrooms, a study, kitchen/diner and open-plan sitting/dining room with log-burning stove is tucked away in a quiet location in this highly desirable village and would suit both growing families and downsizers alike.

Modern four bedroom detached home • En suite and family bathroom • Open plan sitting/dining room • Open plan kitchen/diner • Study • Landscaped gardens • Double detached garage • Quiet cul-de-sac location • Highly sought after village •

Accommodation

A welcoming hall greets you as you step in to this home. To your right you will find a handy guest cloakroom and beyond this, a study which offers a peaceful and private space to work from home (this could also serve as a snug). The open plan sitting/dining room spans the width of the home at the rear and features an exposed brick chimney breast with cast-iron log-burning stove providing both warmth and the perfect focal point. Natural light floods the space through windows at the rear and double doors in the dining area. The kitchen has been re-fitted with an extensive range of eye and base units offering ample storage with plenty of work surface above. Plumbing for appliances and a secondary sink can be found to the breakfast/dining area which combines as a utility, whilst integrated appliances to the kitchen include double oven, gas hob, dishwasher and fridge.

Upstairs a galleried landing leads to four bedrooms. The master bedroom has an en suite shower comprising a double shower cubicle, WC and wash hand basin. The family bathroom provides a suite including bath with shower over, WC and wash hand basin.

Outside

A hard-standing driveway provides off-road parking for at least two vehicles and is flanked by well-stocked bedding areas. Gated access to the side leads through to a paved seating/dining courtyard and in turn to the rear garden and paved patio. A shaped lawn is bordered by deep bedding areas which add bursts of colour throughout the seasons.

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 Stonegate 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.

Satnav Information : The property's postcode is LE8 9DX, and house number 42.

Tenure: Freehold. **Conservation Area:** None

Local Authority: Harborough District Council, **Tax Band:** E

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: ADSL, 35mbps. Fibre available.

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey dwelling. No accessibility modifications

Planning issues: None which our clients are aware of.









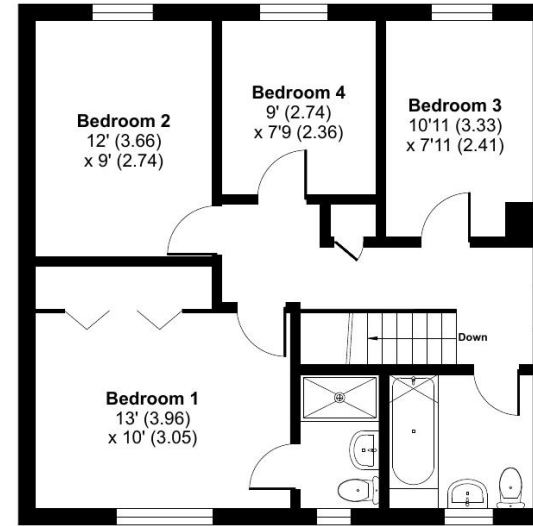
Bridgewater Drive, Great Glen, Leicester, LE8

Approximate Area = 1310 sq ft / 121.7 sq m

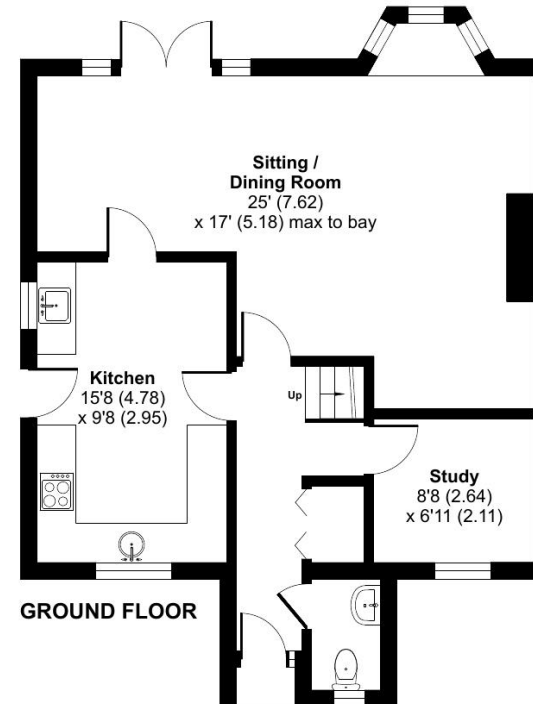
Garage = 298 sq ft / 27.6 sq m

Total = 1608 sq ft / 149.3 sq m

For identification only - Not to scale

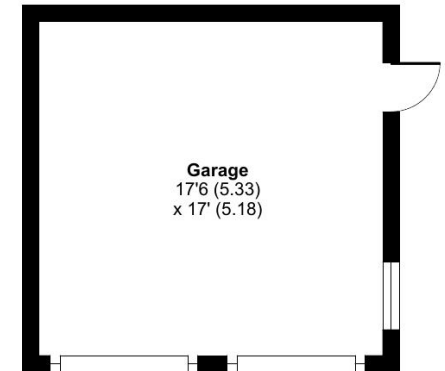


FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for James Sellicks Estate Agents. REF: 1178042

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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.

