



JAMES
SELICKS

Crown Close
GREAT GLEN, LEICESTERSHIRE, LE8 9HE

This modern, cottage-style three bedroom semi-detached is tucked away in a quiet cul-de-sac within walking distance of the village centre, amenities and shops. Immaculately presented with a landscaped garden, garage and off-road parking, it is ideal for upsizers, downsizers, and investor buyers.

Modern semi-detached home • Immaculately presented • Three double bedrooms • Ensuite and family bathroom • Kitchen/diner • Sitting room • Guest cloakroom • Corner plot with landscaped gardens to rear and side • Garage and off-road parking • Walking distance from village centre and schools •

Accommodation

A welcoming hall greets you as you step in under the canopied porch and through the front door of this immaculately kept home. To your right is a guest cloakroom with contemporary white suite, while to the left is the kitchen/diner. Equipped with an extensive range of wall and base units providing ample storage with plumbing and space for washing machine and slimline dishwasher, space for fridge/freezer, and an integrated oven and hob. Glazed double doors provide an open flow to the good-sized sitting room which enjoys plenty of natural light and attractive views of the garden through the French doors and window at the rear.

Upstairs, is the master bedroom which features fitted wardrobes and a larger than average ensuite shower room. A further double bedroom has a built-in wardrobe. The family bathroom features a three-piece white suite comprising a bath with a handheld shower attachment, WC and a wash hand basin. Further stairs lead up from the landing the second floor, where a landing provides a handy spot for storage or a study/reading area. Completing the accommodation is a double bedroom, which is currently used as a private study with an ensuite shower room.

Outside

An attractive landscaped frontage with paved path the canopied porch greets you as you approach this home. The garage and driveway are tucked to the corner of the cul-de-sac while the path leads round to the side of the home, through the secure gate and into the rear garden. With a feature wall and landscaped to provide patio terrace, lawn and bedding borders, this secure space takes full advantage of the corner plot and wraps round both the rear and the side, with space for entertaining and space for children to play.

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.

Schooling

Great Glen is home to some of the finest schooling within the county and contributes towards the driving factor for many families considering a move into the village. There are several nurseries located in and around the village, of note is Little Stars Nursery located on the school site within the village at St. Cuthberts C of E Primary School. St Cuthbert's C of E Primary School offers primary education for children aged 4 - 11 years and feeds into The Kibworth Mead Academy in the neighbouring village of Kibworth, which provides education from 11 – 16 years.





Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed. Built 2007

Conservation Area: No

Tax Band: D

Road: Crown Close is unadopted by the local authority

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

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way, Easements & Covenants: Yes.

Flooding issues in the last 5 years: None

Accessibility: Three storey property. No modifications

Cladding: None

Planning issues: None

Coastal erosion: None

Coal mining in the local area: None

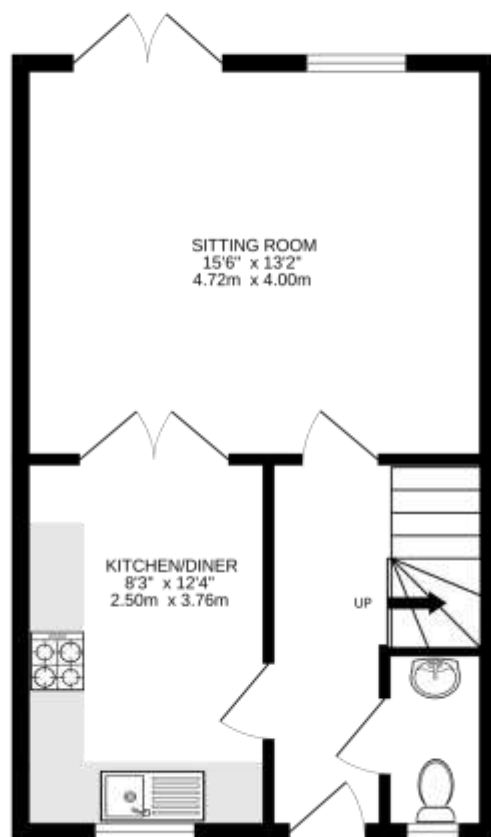
Satnav Information

The property's postcode is LE8 9HE, and house number 3.

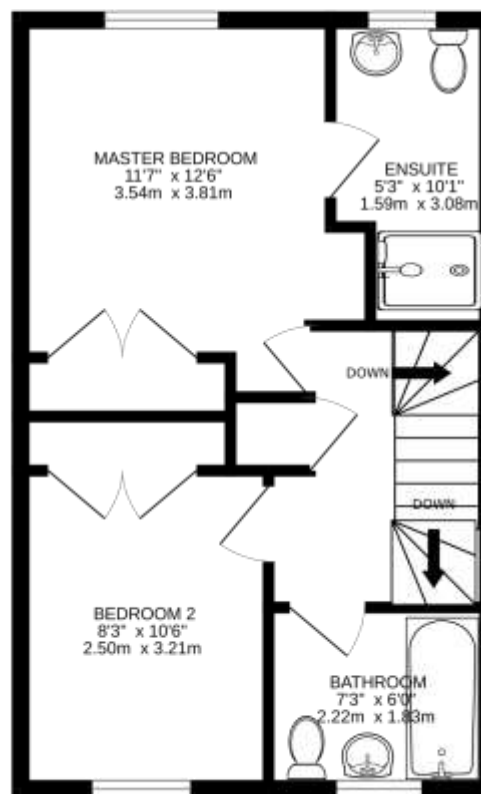




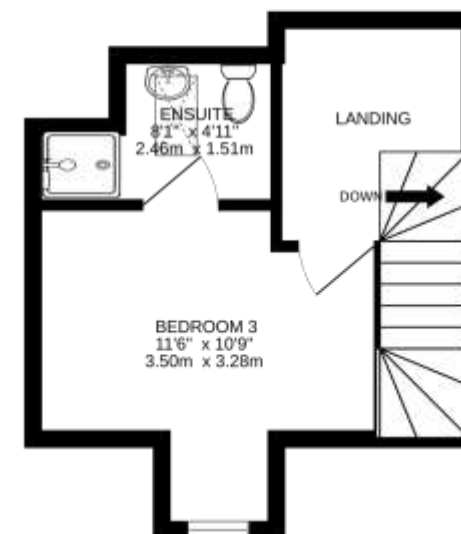
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



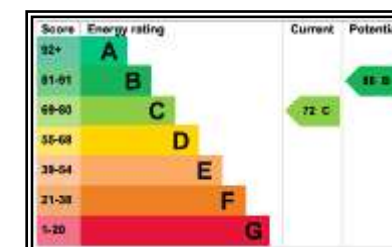
2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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.

Made with Metropix ©2025



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

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

