

# Furrow Way

GREAT GLEN, LEICESTERSHIRE

JAMES  
SELICKS



This modern, Georgian-inspired detached home enjoys a corner plot with a leafy view in the heart of this sought after St Cuthbert's View development, on the periphery of Great Glen village.

With an elegantly styled interior, luxury fittings, and a landscaped walled garden with home office/garden studio it is ideal for growing families and downsizers alike.

Modern Georgian-inspired detached home • Three bedrooms • Elegant sitting room with dual aspect • Luxury dining kitchen & utility room • Ensuite shower room & family bathroom • Guest cloakroom • Landscaped, walled garden • Corner plot, with ample parking & single garage • Home office/garden studio • Sought after village • Offered with no upward chain & NHBC warranty until 2028

#### Accommodation

As soon as you step through the canopied front door into the welcoming hall, you immediately see the luxury living and elegance. Ahead is the guest cloakroom with contemporary suite with feature panelling.

The sitting room enjoys a dual aspect with natural light filling the space from the front and side and offers you the perfect spot to relax and unwind in comfort. The kitchen/diner feels light and spacious and features an extensive range of fitted wall and base units that provide ample storage with plenty of work surface space above. Integrated appliances include a dishwasher, double oven, fridge/freezer and a gas hob with extractor hood over. Double doors offer both access to as well as an attractive view of the landscaped walled garden beyond. The utility room is to the corner and features a range of complementing units to the kitchen with plumbing and space for appliances and separate access to the drive outside.

Upstairs the sense of space and luxury continues with the landing that leads to the principal bedroom, where there is bespoke fitted wardrobes and an ensuite shower room with contemporary white suite. There are two further double bedrooms and a family bathroom which features a suite comprising bath with shower over, WC and wash hand basin.

#### Outside

An attractive landscaped frontage welcomes you as you approach the canopied front door with stocked borders flanking the path. The rear garden has been landscaped, creating a contemporary garden for outdoor living. A pergola covers a dining terrace with external lighting, a paved inset path to the lawn leads to a further raised, timber decked seating/dining terrace. Tucked behind the detached garage, which is access from the side of this home and leads to the rear via barn style timber gates, you will find a bespoke home office/garden studio. Fully equipped, it offers a flexible space for you to work from home, greet clients or relax in and enjoy the garden.

#### Estate Management Company & Charges

There is a Management Company (Meadfleet) which looks after the communal open areas of the development (grass cutting, maintenance etc). Charges are paid annually. October 2024 the total charge was £135.69. These charges are subject to an annual review.

#### Proposed single storey extension to the kitchen

There is a Certificate of Lawfulness for Proposed Development for the erection of a single storey side extension ref: 22/02084/CLU. Extension plans available on request.





#### 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.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed. **Built:** Circa 2018 **NHBC:** Remainder of warranty until 2028

**Conservation Area:** No **Tax Band:** E

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

**Broadband delivered to the property:** FTTP

**Loft:** Boarded

**Non-standard construction:** Believed to be of standard constructed

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

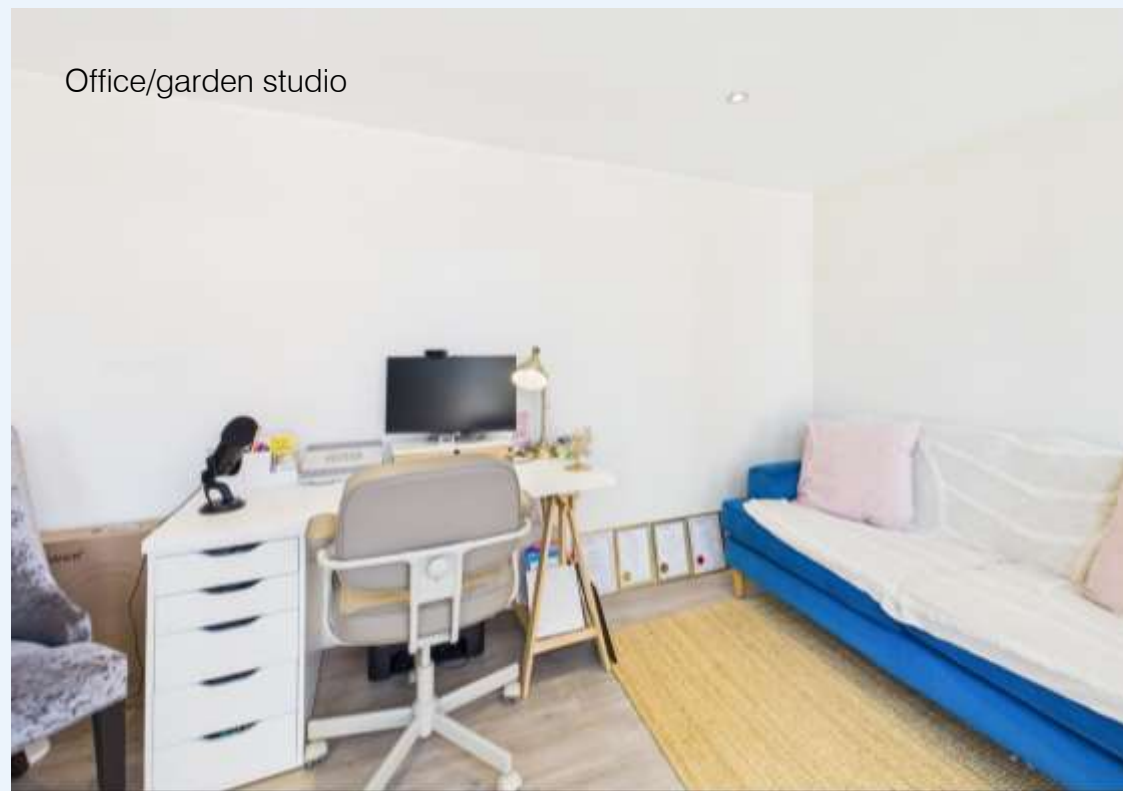
**Flooding issues in the last 5 years:** No

**Accessibility:** Two story. No modifications

**Satnav Information** The property's postcode is LE8 9HH, and house number 16



Office/garden studio



Office/garden studio



# Internal Area

## House

87.84 m<sup>2</sup>  
945.52 ft<sup>2</sup>

## Outbuildings

24.32 m<sup>2</sup>  
261.78 ft<sup>2</sup>

## Approximate total area<sup>(1)</sup>

112.16 m<sup>2</sup>  
1207.3 ft<sup>2</sup>



(1) Excluding balconies and terraces

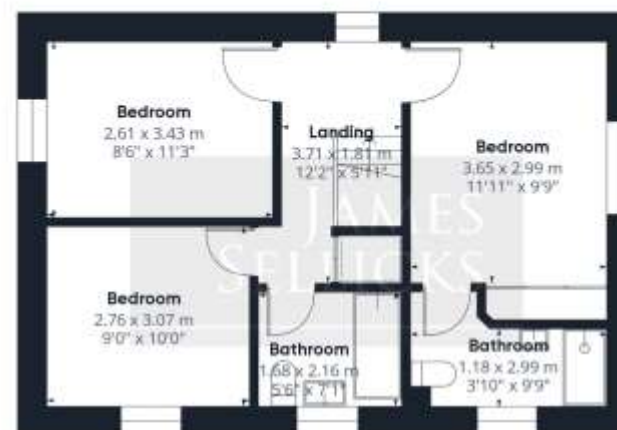
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPM5 3C standard.

GIRAFFE360



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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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.



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