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ESTATE & LETTING AGENTS

FOR SALE
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01162 88387

3 Edgehill Close
Great Glen, LE8 9FY
£325,000

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Well-presented detached family home close to the centre of the village, convenient for schools and local amenities. Midway between Leicester & Mkt Harborough with excellent road and rail links.

- DETACHED FAMILY HOME
- LOUNGE, KITCHEN/DINER AND GARDEN ROOM
- 3 BEDROOMS
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- DRIVE AND DETACHED SINGLE GARAGE
- VILLAGE LOCATION
- EXCELLENT ROAD AND RAIL LINKS
- COUNCIL TAX BAND D - EPC RATING D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



INTRODUCTION

In a cul-de-sac location close to the centre of the village with easy access to local schools and amenities. Enjoying an elevated position, this delightful open-plan style, 3 bedroom detached family home stands behind a deep front garden with a driveway, a lawn and steps up to the front door. The house is entered through glazed sliding doors and briefly comprises: An entrance hall. Lounge, open plan dining kitchen and double glazed garden room. Upstairs, off the landing there are 2 double bedrooms, a single bedroom and a re-fitted family bathroom.

THE ACCOMMODATION

Benefiting from Gas Central Heating and uPVC double glazing, No 3 Edgehill Close is a spacious, open plan family home in a well-respected cul-de-sac in an established residential area close to village amenities. Glazed sliding doors provide access into the entrance hall with a door leading into the spacious family sitting area with a large window overlooking the front garden, a staircase rising to the first floor and a wide opening into the re-fitted dining kitchen. The kitchen area has been refitted with a range of modern white base and wall units with a fitted oven and hob with extractor hood over and space for white goods. A door leads to the side and a window overlooks the rear garden. The dining area has ample space for a family dining suite and opens up into a conservatory style garden room with views of the rear garden and French doors providing access onto the patio. Upstairs there are 3 good sized, well proportioned bedrooms. The principle room is a good sized double bedroom with a range of fitted furniture and a window overlooking the front. Bedroom 2 is another generously sized double room overlooking the rear garden whilst bedroom 3 is a good sized single to the front of the house. A re-fitted family bathroom with metro-style tiles, a modern white suite comprising a toilet, pedestal sink and bath with shower and glass screen over completes the accommodation.

OUTSIDE

In a cul-de-sac location, in an elevated position, the front garden has steps gently sloping up to the front door with a lawn to one side and a drive providing access to the single detached garage. Gated pedestrian access to the side leads to the rear garden. The rear garden has been thoughtfully landscaped by the current owners with a patio directly behind the house, a lawn and a raised decked seating area at the bottom.

THE AREA

Great Glen is a highly desirable and much sought after historic village the Harborough district of the county, midway between Leicester and Market Harborough. A settlement has existed on the site since before 1066 but grew significantly in size in the mid-18th century as the Leicester to London Stage Coach route passed through and Great Glen became an important stop with The Old Crown and The Greyhound being built as coaching inns. The old road developed into the A6 and ran through the centre of the village until 2003 when the by-pass was built. The village has grown in recent years with the addition of several new housing developments whilst still retaining the feel of a village community. The village centre has a good selection of amenities including cafes, hairdressers, a post office and co-op store; a doctor's surgery, library and village hall and 3 popular public houses. Schooling in both state and private sectors are well represented in the area including The Leicester Grammar and The Stonegate School. There are also a number of leisure facilities nearby whilst day to day amenities including shops and supermarkets, pubs restaurants and banking facilities can be found 2 miles away in the neighbouring town of Oadby. Great Glen remains very popular with local buyers and with commuters due in part to its proximity to Leicester city centre and improvements at Market Harborough railway station now allowing travel to London St. Pancras in less than 1 hr



Floor Plan



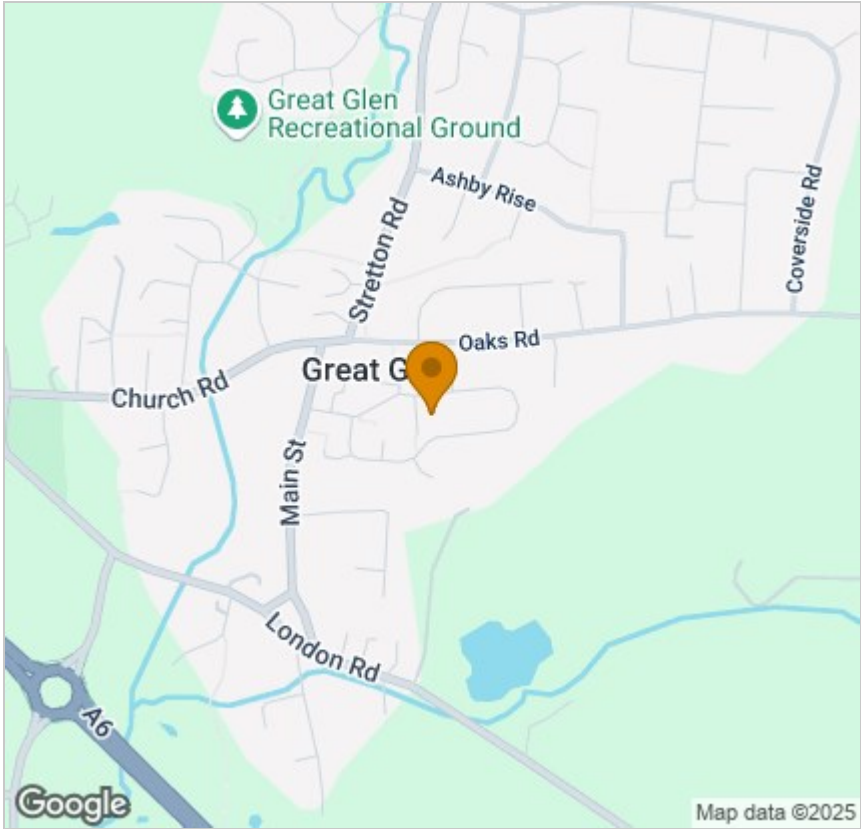
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

