



## Heron Close, Great Glen

Offers in Excess £425,000

A FOUR BEDROOM detached property offered for sale in Great Glen providing a GREAT OPPORTUNITY for a family home with an open lounge diner.





#### Entrance Hall

With two double glazed windows to the side elevations, built-in cupboard, stairs to first floor, under stairs storage cupboard, radiator.



#### Ground Floor WC

With double glazed window to the side elevation, low-level WC, wash hand basin, laminate floor, part tiled walls, radiator.

#### Lounge

17' 1" x 10' 1" (5.21m x 3.07m)

With double glazed bay window to the front elevation, patio doors to conservatory, gas fire, radiator.



#### Dining Area

10' 5" x 8' 10" (3.18m x 2.69m)

With double glazed window to the rear elevation, radiator.

#### Kitchen

7' 5" x 9' 9" (2.26m x 2.97m)

With double glazed window to the rear elevation, wall and base units with work surfaces over, sink and drainer, double oven and hob, extractor fan, tiled floor, part tiled walls, radiator.





### Utility Room

9' 6" x 5' 5" (2.90m x 1.65m)

With base unit with work surface over, sink and drainer, door to rear garden, plumbing for washing machine, tiled floor, part tiled walls, radiator.

### Conservatory

19' 1" x 10' 1" (5.82m x 3.07m)

Glazed conservatory with French doors to rear garden.

### First Floor Landing

With double glazed window to the front elevation, airing cupboard.

### Bedroom One

11' 6" x 10' 2" (3.51m x 3.10m)

With double glazed window to the rear elevation, fitted wardrobes and box cupboards, fitted bedside tables, fitted dresser, radiator.

### Bedroom Two

10' 7" x 10' 3" (3.23m x 3.12m)

With double glazed window to the rear elevation, radiator.













### **Bedroom Three**

10' 3" x 6' 11" (3.12m x 2.11m)

With double glazed window to the rear elevation, radiator.

### **Bedroom Four**

7' 8" x 6' 7" (2.34m x 2.01m)

With double glazed window to the front elevation, built-in desk, radiator.

### **Shower Room**

8' 6" x 6' 5" (2.59m x 1.96m)

With double glazed window to the front elevation, walk-in shower cubicle, low-level WC, wash hand basin, tiled floor, part tiled walls, ladder style towel rail.

### **Front Garden**

With paved pathway, lawn.

### **Rear Garden**

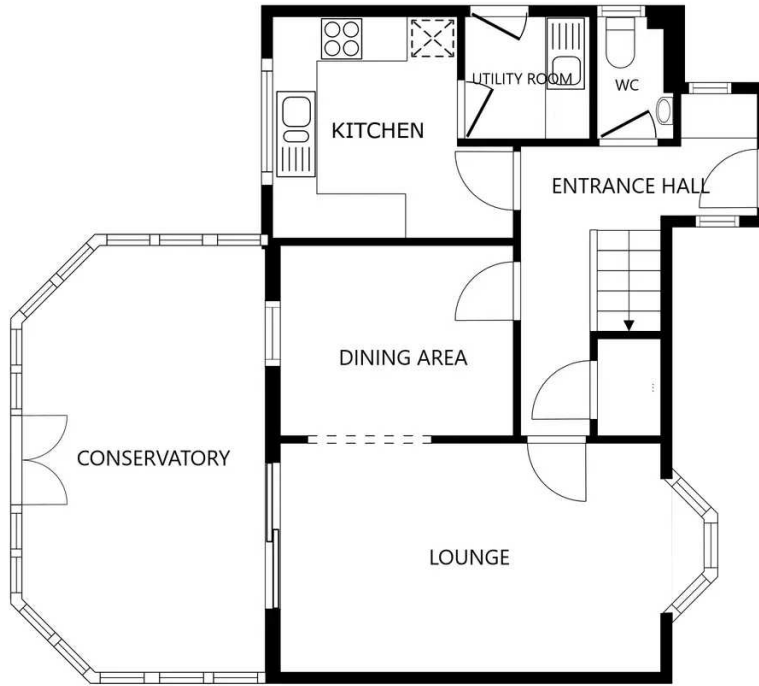
With paved patio area, lawn, paved pathway, side gated access, soil/flowerbed area, greenhouse.

### **Driveway**

For several vehicles.

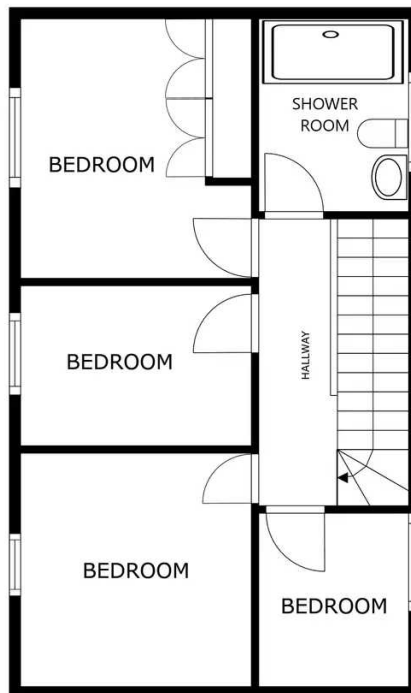
### **Garage**

For two vehicles.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 68.5 m<sup>2</sup> FLOOR 2 47.6 m<sup>2</sup>  
 TOTAL : 116.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 68.5 m<sup>2</sup> FLOOR 2 47.6 m<sup>2</sup>  
 TOTAL : 116.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







The property is ideally situated within easy reach of everyday amenities either in Great Glen village itself or nearby Oadby Town Centre and Market Harborough to the south. Popular local schooling can be found within Great Glen, including St. Cuthbert's Primary School and Leicester Grammar School. Leicestershire's rolling countryside and nearby bus links nearby running to and from Leicester City Centre are also within reach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.