



Woodbury Rise, Great Glen

£325,000

Available with NO UPWARD CHAIN in a pleasant cul-de-sac is this THREE BEDROOM detached property REQUIRING UPDATING.





Entrance Hall

With stairs to first floor, radiator.

Ground Floor WC

7' 3" x 4' 4" (2.21m x 1.32m)

With double glazed window to the side elevation, low-level WC, pedestal wash hand basin.

Sitting Room

16' 10" x 14' 0" (5.13m x 4.27m)

With two double glazed windows to the front elevation, gas fire with fire surround, air conditioning unit, radiator.

Dining Room

10' 5" x 9' 0" (3.18m x 2.74m)

With double glazed window to the rear elevation, radiator.

Kitchen

15' 1" x 7' 3" (4.60m x 2.21m)

With double glazed window to the rear elevation, door to the side elevation, sink and drainer unit with a range of wall and base units with work surface over, space for cooker, wall-mounted boiler (boiler fitted November 2024 with a 7-year guarantee), radiator.

First Floor Landing

With window to the side elevation, airing cupboard.





Bedroom One

16' 10" x 10' 5" (5.13m x 3.18m)

With two double glazed windows to the front elevation, radiator.

Bedroom Two

10' 5" x 9' 0" (3.18m x 2.74m)

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

Bedroom Three

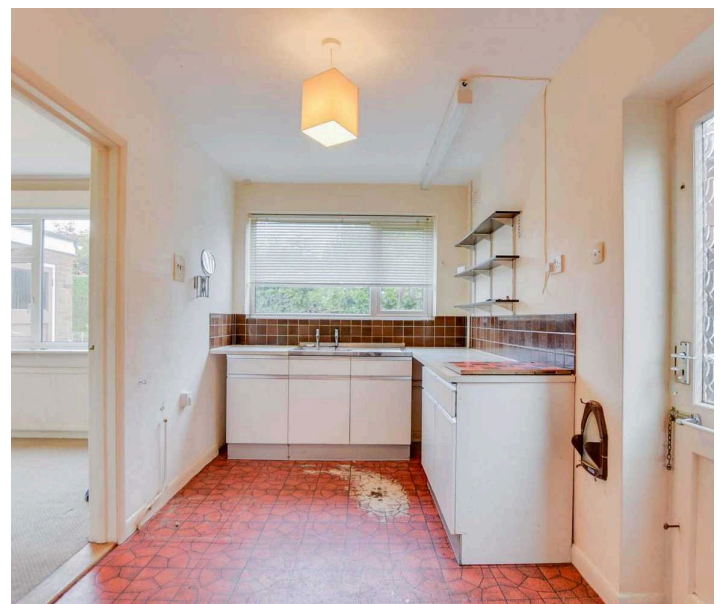
9' 10" x 8' 0" (3.00m x 2.44m)

With double glazed window to the side elevation, fitted wardrobe, radiator.

Bathroom

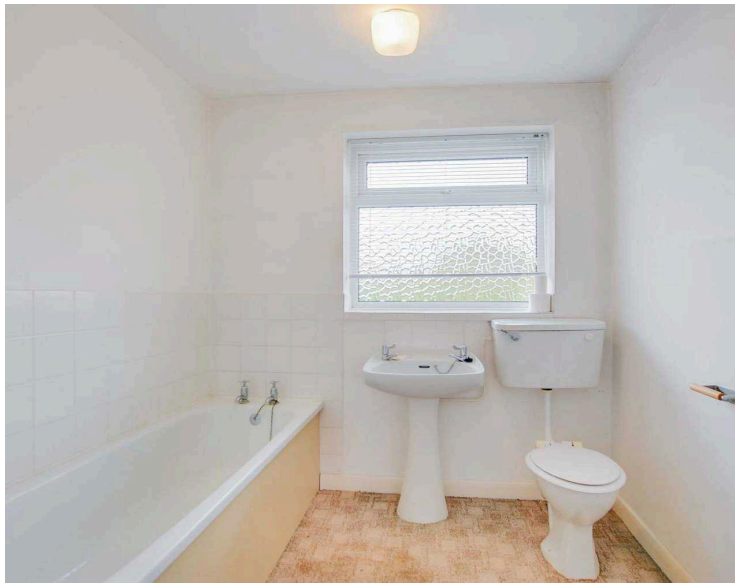
7' 5" x 7' 1" (2.26m x 2.16m)

With double glazed window to the rear elevation, bath, pedestal wash hand basin, low-level WC, part tiled walls, radiator.









Front Garden

With lawn, mature tree.

Rear Garden

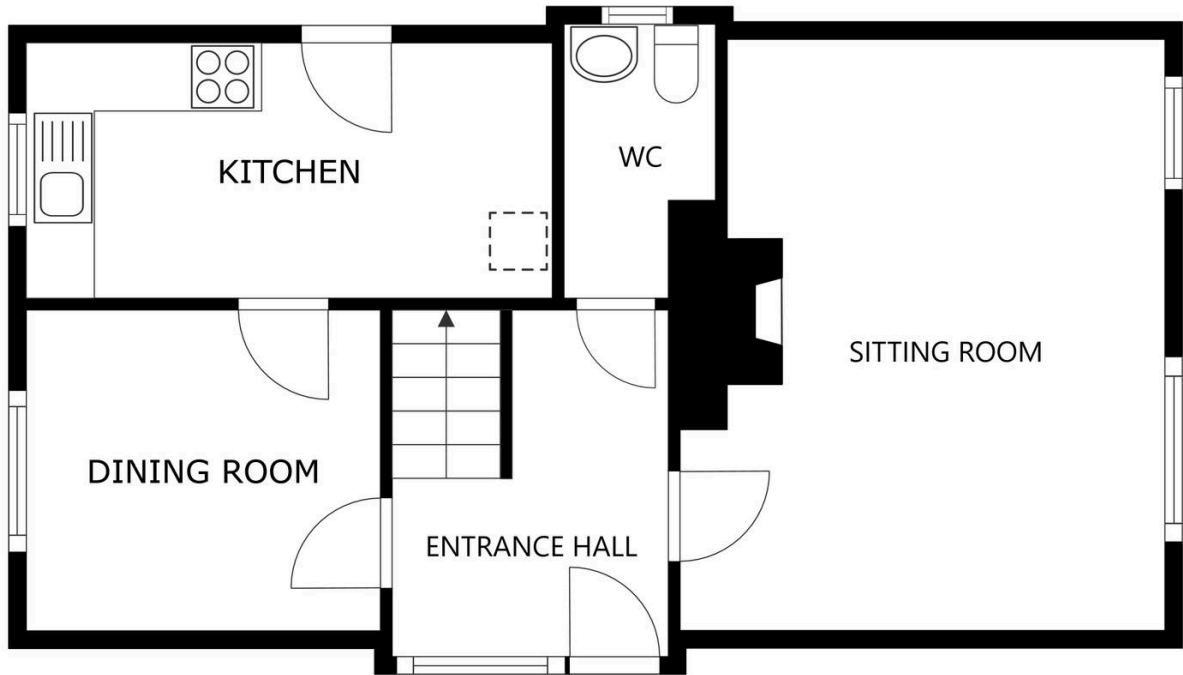
With paved patio area, lawn, flowerbeds and shrubs, gate to side access.

Driveway

Driveway to the front and side.

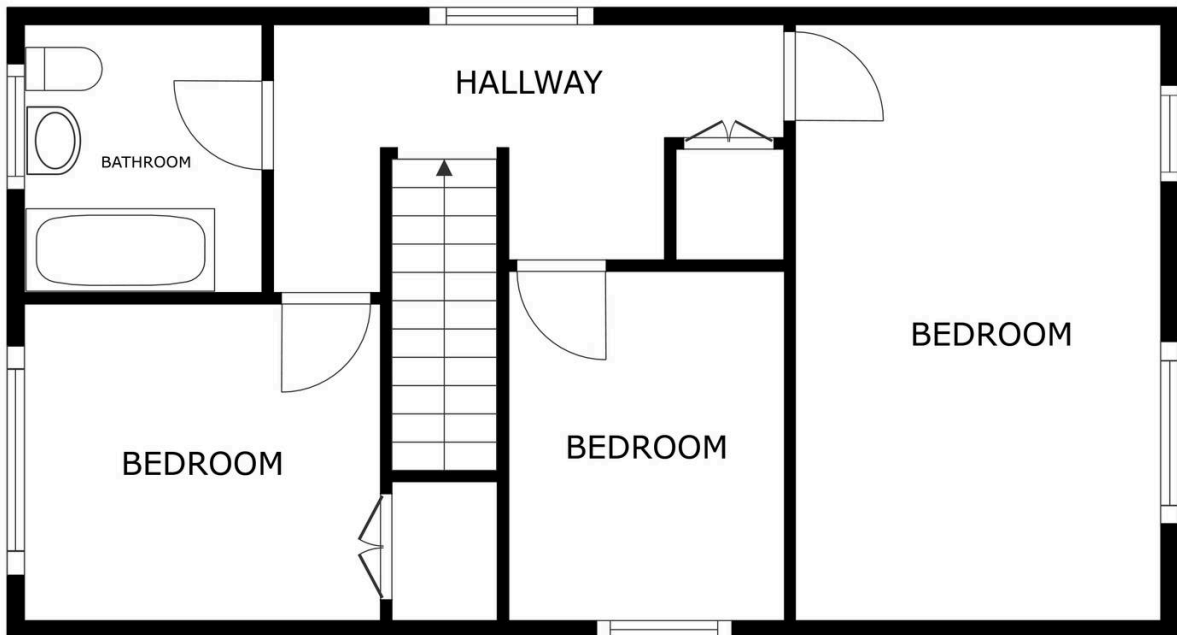
Garage

Measuring 17' x 9'. With electric roll up door to the front elevation, side door to garden, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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You can include any text here. The text can be modified upon generating your brochure.





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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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