

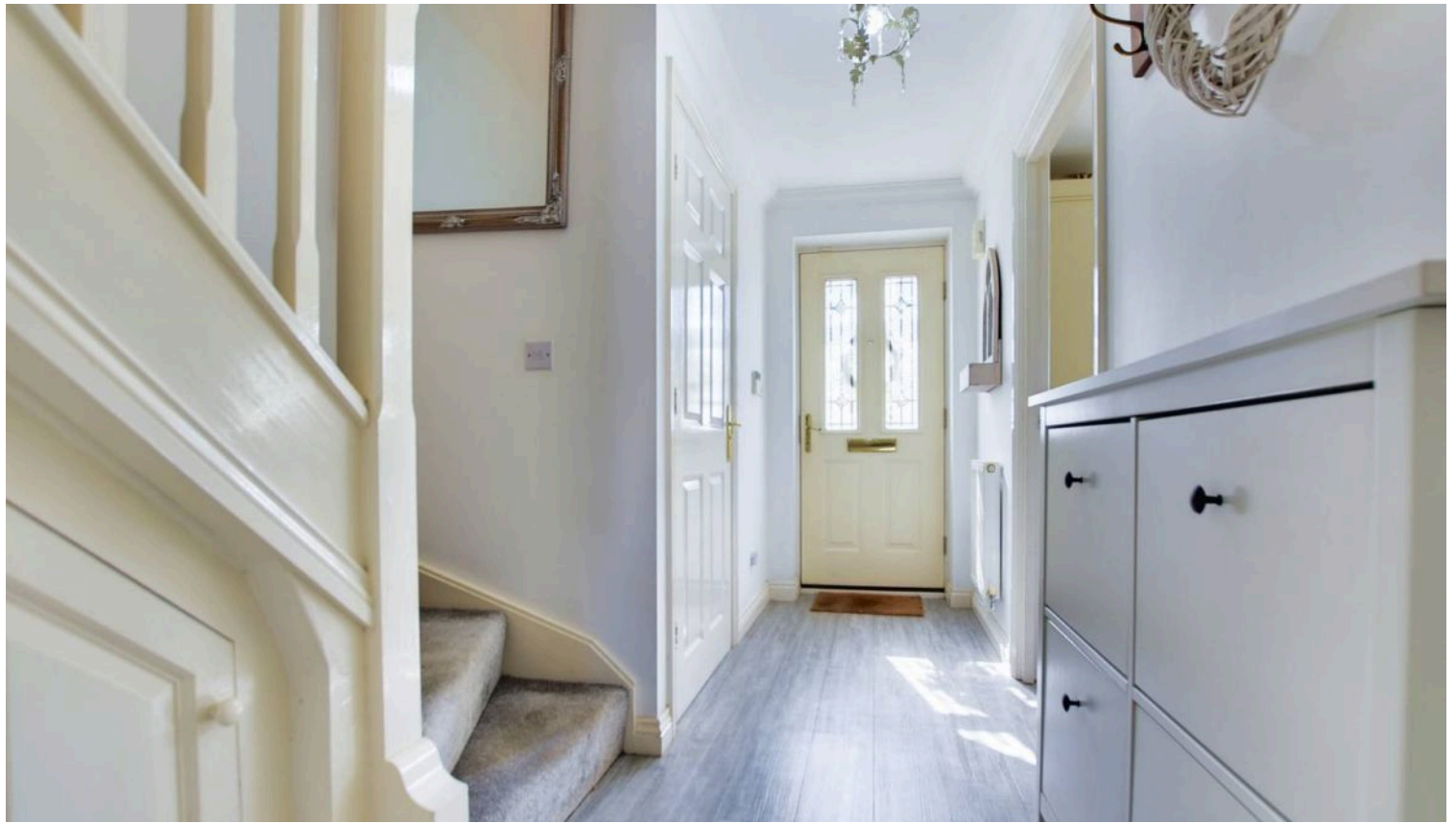


Crown Close, Great Glen

£340,000

Located within a small select development of houses on the outskirts of GREAT GLEN, this attractive semi-detached property provides deceptively spacious accommodation spread over three floors including THREE DOUBLE BEDROOMS - two with en-suites, a generous-sized lounge dining room, driveway & GARAGE





Entrance Hall

With stairs to the first-floor landing, vinyl flooring and a radiator.

Ground Floor WC

6' 1" x 3' 1" (1.85m x 0.94m)

With a wash hand basin, low level WC, luxury vinyl flooring and a radiator.

Lounge Dining Room

15' 8" x 13' 2" (4.78m x 4.01m)

With double-glazed French doors, a double-glazed window to the rear elevation, TV point, luxury vinyl flooring and two radiators.



Kitchen Breakfast Room

12' 2" x 8' 1" (3.71m x 2.46m)

With a double-glazed window to the front elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in double oven, stainless steel chimney hood, gas hob, fridge, freezer, dishwasher, plumbing for washing machine, inset ceiling spotlights, cupboard housing boiler, luxury vinyl flooring and a radiator.

First Floor Landing

With stairs to the second floor, an airing cupboard, luxury vinyl flooring and a radiator.





Bedroom One

13' 6" x 11' 3" (4.11m x 3.43m)

With a double-glazed window to the rear elevation, fitted wardrobes and a radiator.

En-Suite Shower Room

9' 9" x 5' 6" (2.97m x 1.68m)

With a double-glazed window to the rear elevation, double walk-in shower, low-level WC, wash hand basin, ceiling spotlight, tiled flooring and a heated towel rail.

Bedroom Three

9' 3" x 8' 3" (2.82m x 2.51m)

With a double-glazed window to the front elevation, built-in wardrobes, laminate flooring and a radiator.

Bathroom

7' 1" x 6' 0" (2.16m x 1.83m)

With a double-glazed window to the front elevation, bath with mixer tap shower over, wash hand basin, low-level WC, spotlight, and heated towel rail.

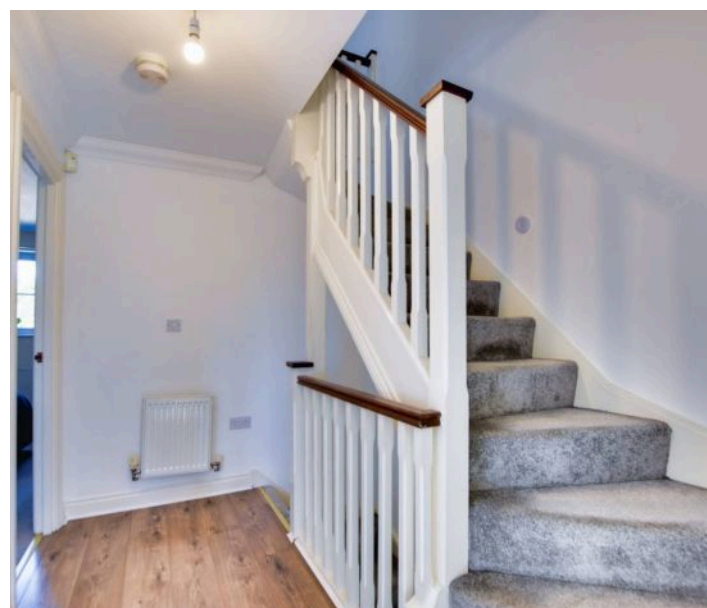
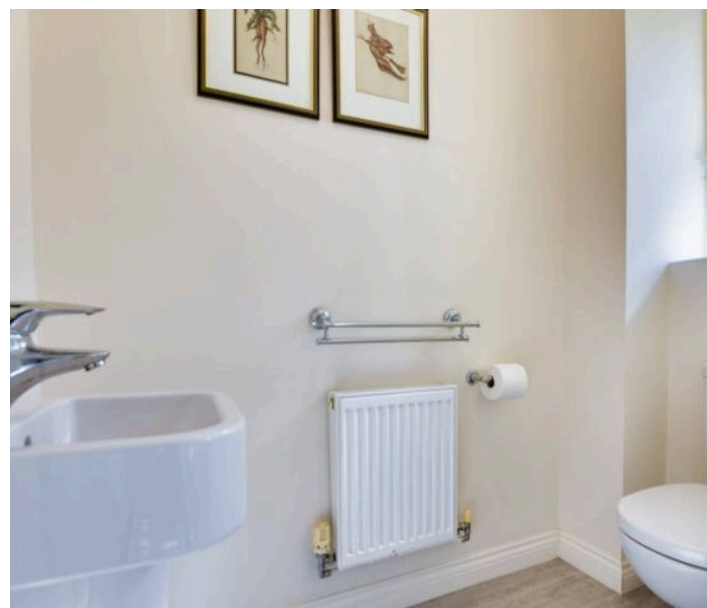
Second Floor Landing

With eaves storage cupboard, laminate flooring and a potential study area.

Bedroom Two

12' 2" x 7' 9" (3.71m x 2.36m)

With two double-glazed Velux windows to the front elevation, laminate flooring and a radiator.







En-Suite Shower Room

9' 0" x 4' 10" (2.74m x 1.47m)

With a double-glazed Velux window to the rear elevation, low-level WC, wash hand basin, tiled shower cubicle, extractor fan, shaver point, tiled flooring and a heated towel rail.

Front Garden

Paved path with shrubs to the front.

Rear Garden

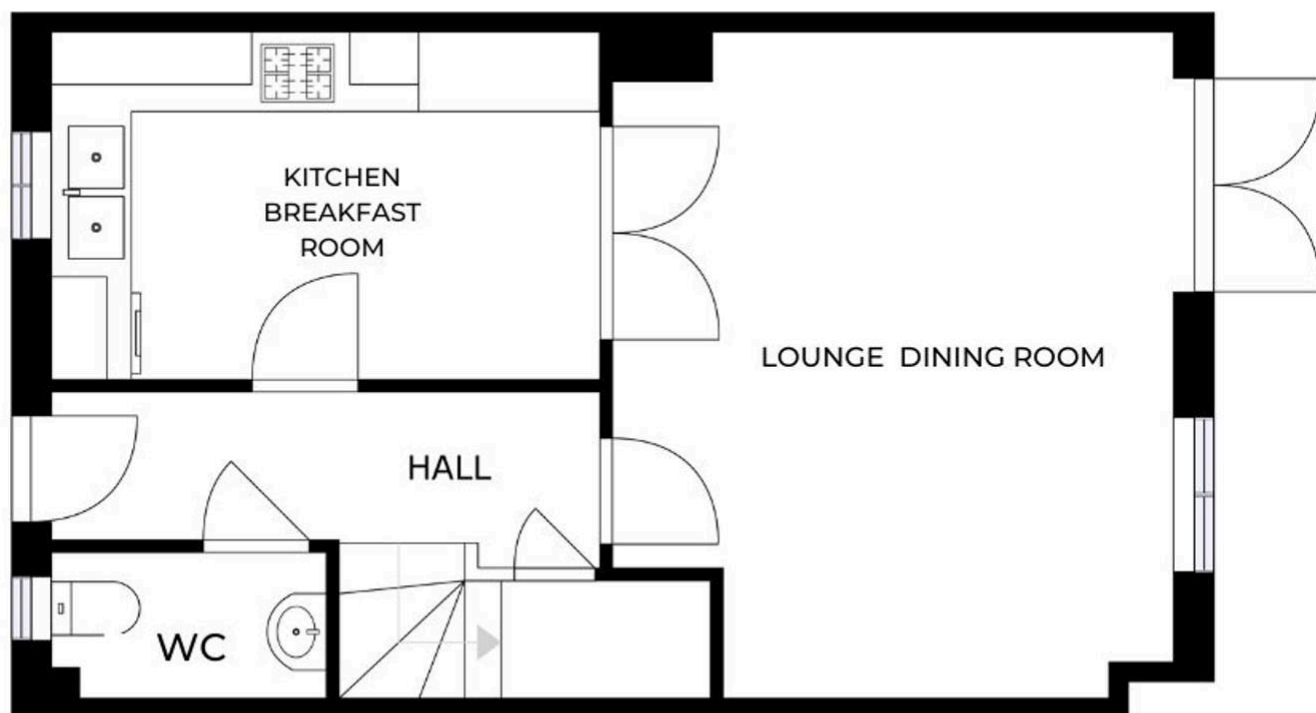
An attractive, low-maintenance rear garden with a large paved area, walled and fenced perimeter, mature shrubs, outside lighting and side access to the front elevation.

Driveway

Driveway to the rear leading to the garage.

Garage

17' x 9'5" With an up-and-over door to the front elevation, a door to the rear garden, power and lighting, and boarded loft space providing storage.



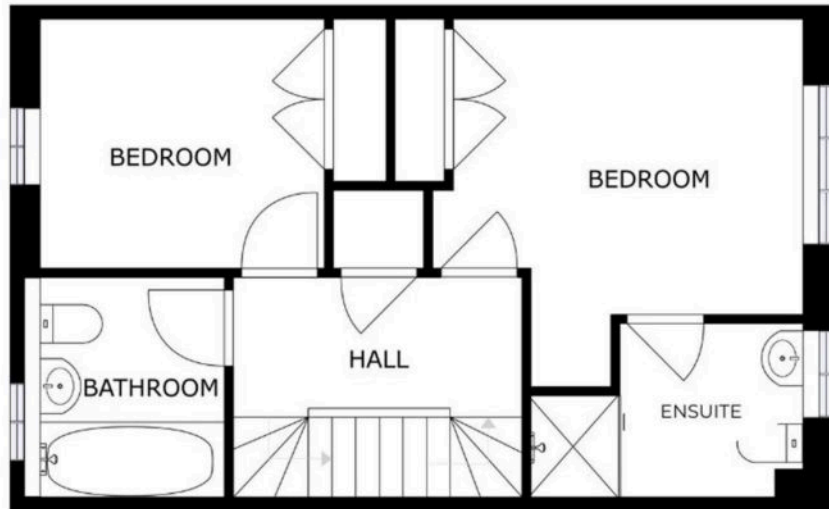
FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 42 m², FLOOR 2: 42 m², FLOOR 3: 22 m²
 TOTAL: 106 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

We'll keep you moving...

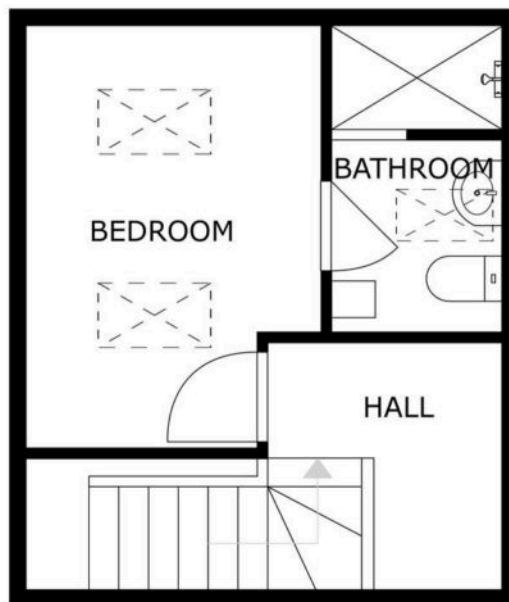




FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 42 m², FLOOR 2: 42 m², FLOOR 3: 22 m²
TOTAL: 106 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 42 m², FLOOR 2: 42 m², FLOOR 3: 22 m²
TOTAL: 106 m²

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

We'll keep you moving...



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