



15, HIGHER GREEN, GREAT GLEN, LEICESTERSHIRE, LE8 9GE

OFFERS IN EXCESS OF £400,000

ANDREW GRANGER & CO

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A two bedroomed detached bungalow situated within a highly desirable and sought after location within Great Glen. The property requires some general modernisation and improvement. It has the benefit of majority UPVC double glazing and gas fired central heating. The property is approached via an entrance hallway, shower room, sitting room opening to dining room, kitchen, inner hallway two bedroom and further shower room. Outside there is ample off road parking and garage. Gated access to the side and outside store / utility room. Delightful mature private rear gardens and separate garden room. EPC rating - D

LOCATION

The property is situated within this highly sought after South Leicestershire village which has a range of local shops, post office, dentist, chemist, doctors surgery, primary school, bus services, public houses and restaurants and recreational facilities. More comprehensive shopping and amenities are available in Oadby, Market Harborough, Fosse Park Shopping Centre and Leicester City Centre. For the commuter the M1 is accessible at Junction 20 and 21 whilst Leicester and Market Harborough have rail services to London St. Pancras.

VIEWINGS & DIRECTIONAL NOTE

Viewings should be arranged through the agents Andrew Granger & Company on 0116 2429922. From Leicester, proceed southbound via the A6 towards Market Harborough, passing through Oadby and at the roundabout sign posted Great Glen bear left. Upon entering the village take the first left on to Station Road, turn right onto London Road and then bear slightly left at Main Street. Turn left to stay on Main Street and then take first right onto Higher Green, follow Higher Green up the hill and bear right. The property is on the left hand side easily identified by an Andrew Granger & Company For Sale board.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

Via traditional front door leading to hallway, radiator.



SHOWER ROOM

Comprising low flush w.c, wall mounted sink and shower with tiled surround.

SITTING ROOM 16'6" x 11'11" (5.04 x 3.64)

A delightful light and airy sitting room with large UPVC double glazed window to the rear elevation overlooking the rear gardens, gas fire and open to:

DINING ROOM 364 x 273 (110.95m x 83.21m)

Leading from the sitting room, radiator and UPVC double glazed window to the rear elevation.

BREAKFAST KITCHEN

Comprising a range of base and wall mounted cupboards, stainless steel sink and drainer unit, 4 ring gas hob with concealed extractor fan over, door way to side and UPVC double glazed window to the front elevation.

INNER HALL

Leading to the bedroom accommodation.

MASTER BEDROOM 14'0" x 11'11" (4.29 x 3.65)

With UPVC double glazed window to the rear elevation, radiator and built in wardrobes.

BEDROOM 2 10'11" x 11'1" (3.34 x 3.39)

UPVC double glazed window to the front elevation, radiator and wardrobe.

SHOWER ROOM

Comprising low flush w.c, pedestal wash hand basin, large walk in shower and window to front elevation.

OUTSIDE

To the front of the property there is ample car standing, lawned gardens and gated access to the rear gardens. Gated access to the side where there is utility / store room with plumbing for washing machine and wall mounted gas fired central heating boiler.

GARAGE 23'4" x 9'1" (7.13 x 2.78)

With up and over door and personnel door leading to the garden room.



GARDEN ROOM 11'1" x 10'11" (3.39 x 3.34)

Accessed from a glazed door from the rear gardens and further doorway to the garage, quarry tiled flooring and windows overlooking the rear gardens,

REAR GARDENS

To the rear of the property are delightful mature private gardens with a large patio immediately to the rear of the property, shaped lawns and deep herbaceous borders.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

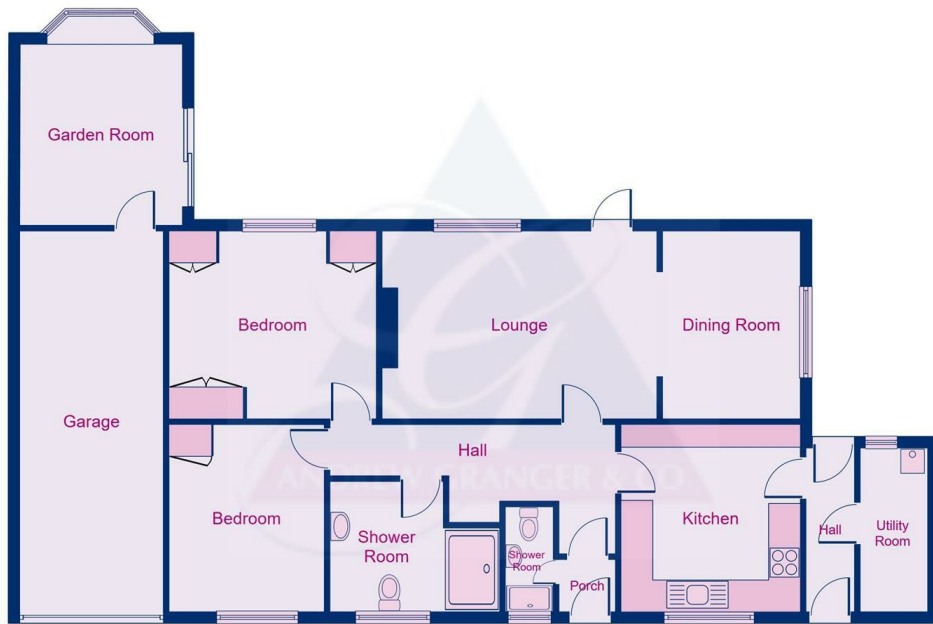
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To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

ENERGY PERFORMANCE CERTIFICATE



LOCATION



Floor Plan

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RICS



leicester@andrewgranger.co.uk

Call 0116 242 9922

Andrew Granger & Co. Stoughton Grange,
Units 3-4 Gartree Road, Leicester, LE2 2FB

www.andrewgranger.co.uk

