



10 Oak Tree Road, Great Glen

Offers Over £260,000

ANDREW
GRANGER & CO



10 Oak Tree Road

Great Glen, Leicester

Modern two-bed home in sought-after Great Glen. Open-plan living, private garden, parking for two cars. Stylish, move-in ready, close to shops, schools and transport. Ideal for first-time buyers.

Council Tax band: B

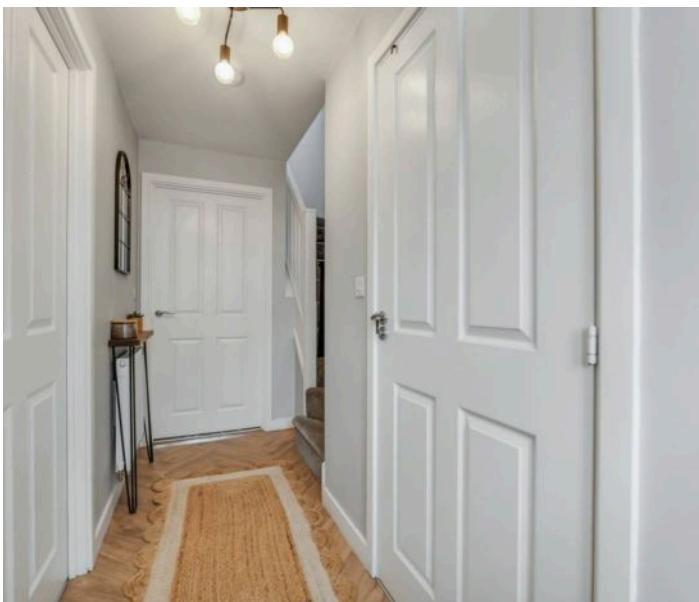
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Built in 2021, modern and energy-efficient with no work required
- Spacious open-plan lounge and dining area with French doors to garden
- Sleek kitchen with integrated appliances and generous storage space
- Two well-proportioned double bedrooms
- Contemporary three-piece bathroom plus convenient downstairs WC
- Private, low-maintenance rear garden with upgraded patio area
- Tandem driveway offering off-road parking for 2+ vehicles
- Popular village location in Great Glen





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If you're a first-time buyer looking for a stylish, low-maintenance home in a fantastic village location, this modern two-bedroom property built in 2021 could be the perfect start. Ideally situated just a short walk from the heart of Great Glen, one of South Leicestershire's most sought-after villages, this move-in-ready home offers the perfect blend of comfort, convenience and contemporary living.

The bright entrance hallway leads into a spacious open-plan lounge and dining room with plenty of space to relax, entertain or work from home. French doors open directly onto a private rear garden, allowing for easy indoor, outdoor living.

At the front of the home, the kitchen is sleek and modern, complete with integrated appliances, great worktop space and plenty of storage – ideal for everyday cooking or weekend hosting. A handy downstairs WC adds even more practicality.

Upstairs, there are two generous double bedrooms, perfect for a couple, housemates, or for creating a guest room or home office. The bathroom is finished to a high standard with a clean, contemporary three-piece suite.

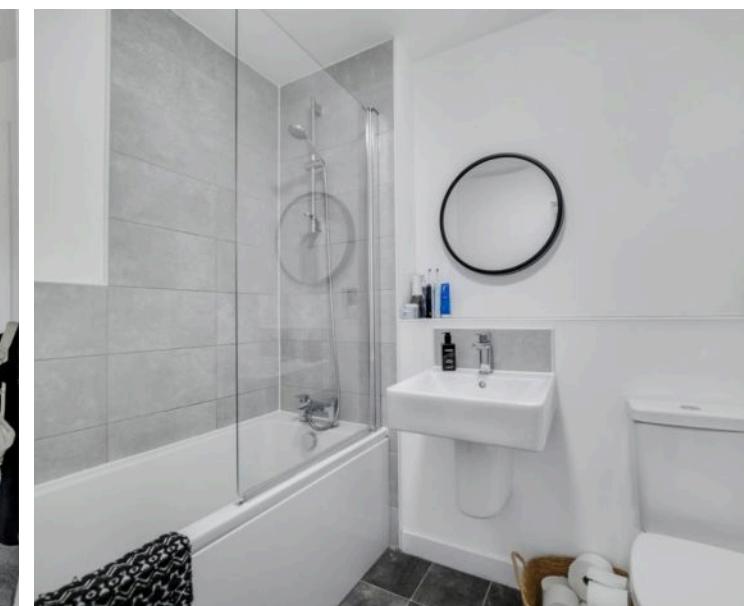
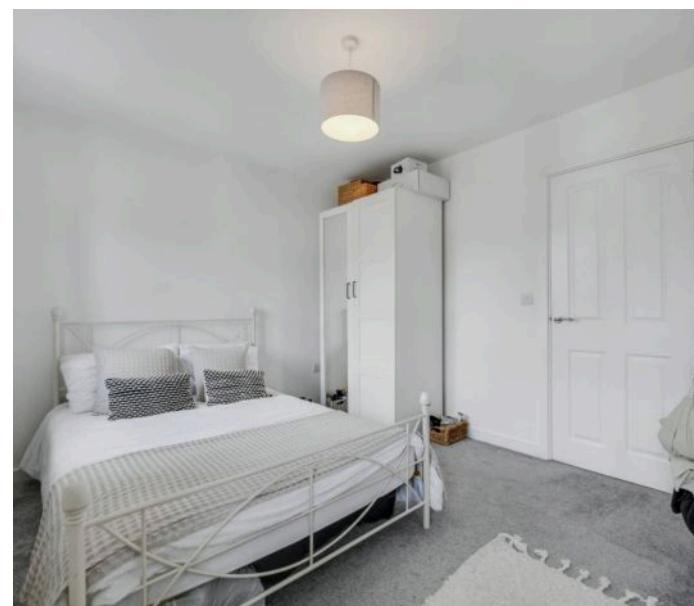
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Outside, the enclosed rear garden is low-maintenance and has been thoughtfully improved by the current owners, featuring a lawned area and a smart patio, perfect for summer evenings or weekend BBQs. The property also benefits from a tandem driveway providing off-road parking for two or more vehicles, a real bonus at this price point.

Great Glen is a vibrant village with a strong community feel, offering a great mix of independent shops, a Co-op, cafés, pubs, and highly rated primary and secondary schools. With open countryside close by and easy access to Leicester and the A6, it's ideal for young professionals or couples who want the best of both worlds.

This is a superb opportunity to get onto the property ladder in a desirable, well-connected location. With no work needed, you can simply turn the key and start your new chapter. Early viewing is highly recommended.





Approximate Gross Internal Area
65.8 sq. m. (708 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk

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