



Bindleys Lane, Great Glen Leicester LE8 9FA

welcome to

Bindleys Lane, Great Glen Leicester

A charming three-bedroom detached home located in the sought-after village of Great Glen. Offering well-proportioned accommodation including a spacious lounge with feature fireplace, dining room, kitchen diner, downstairs WC, family bathroom, garage and low-maintenance rear garden.

Front Garden

Laid to lawn with shrubs.

Entrance Hall

Stairs to the first floor landing, radiator, ceiling light.

Lounge

Double glazed bay window to the front, radiator, ceiling light, power points, tv point, cast iron fireplace.

Dining Room

Double glazed window and door, radiator, ceiling light, power points.

W/C

Wash hand basin, low level WC, ceiling light, door into garage.

Kitchen/Diner

Double glazed windows to the front, side and rear aspects, base and eye level cupboards, roll edge worktops, tiled splashbacks, power points, ceiling lighting, plumbing for washing machine and dishwasher, ground level boiler, fridge space, one and a half sink with drainer and mixer tap, cooker space with extractor.

First Floor Landing

Ceiling light, storage cupboard, loft access.

Bedroom

Double glazed window, radiator, ceiling light, power points, storage cupboard.

Bedroom

Double glazed window, radiator, ceiling light, power points, storage cupboard, fitted wardrobes.

Bedroom

Double glazed frosted windows, wash hand basin, low level WC, free standing bath, radiator, ceiling light.

Bathroom

Double glazed frosted windows, wash hand basin, low level WC, free standing bath, radiator, ceiling light.

Garage

Up and over door, power and lighting, Rear door to garden.

Rear Garden

Easy to maintain patio garden

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 141.3 m² (1,521 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Bindleys Lane,
Great Glen Leicester

- Great Glen
- Detached
- Fitted Kitchen
- Front/Rear garden
- Garage

Tenure: Freehold EPC Rating: F
Council Tax Band: D

£400,000



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Property Ref:
OAD108764 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0116 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



williamhbrown.co.uk