

JAMES  
SELICKS

5 OAKFIELD CLOSE

GREAT GLEN  
LEICESTERSHIRE  
LE8 9GL

GUIDE PRICE: £375,000



A beautifully presented and thoughtfully laid out, three-bedroom semi-detached home located within the sought after village of Great Glen.

Tucked away on a quiet cul-de-sac, the property occupies a notably generous plot offering excellent outdoor space and a wonderful sense of privacy.

Entrance hall • through lounge/dining room • kitchen • utility room • cloakroom • master bedroom • dressing room • en-suite • two further bedrooms • bathroom • driveway • garage • EPC - C

#### Location

Great Glen is a thriving south Leicestershire village offering a good range of amenities and being particularly convenient to popular schooling including Leicester Grammar and Stoneysgate, along with those in the state sector. The area is surrounded by some of the County's finest rolling countryside with the market town of Market Harborough and Leicester city providing a wider range of facilities, professional quarters and mainline rail access to London St. Pancras in approximately one hour.

#### Accommodation

The property is entered via a bright and spacious hallway with solid oak flooring, housing the stairs to the first floor with a useful understairs cupboard, along with a bespoke fitted bench with integrated shoe storage. The sitting room has been opened through to create a superb dual-aspect through lounge/dining room, ideal for modern family life. It features a stone fireplace surround with an inset gas living flame effect fire, fitted storage, and a large window complete with fitted blinds, allowing for plenty of natural light.

The extended dining kitchen continues the oak flooring from the hallway whilst boasting an extensive range of light grey eye and base level units and drawers with ample preparation surfaces and a double sink. High-quality integrated appliances include a Neff extractor fan, hob, double oven, and warming drawer as well as a fridge, freezer and Bosch dishwasher. The space opens into a dining area with sliding uPVC doors leading out to the garden. A well proportioned utility room with matching wall and base units provides additional storage, a second sink and space for a washing machine, plus access to a convenient downstairs WC.

The first floor landing houses a useful airing cupboard. The principal bedroom is a spacious double with a large front-facing window, leading into a dressing room and a well appointed en-suite featuring a tiled floor, corner shower enclosure, WC and was hand basin with storage beneath and a fitted mirror unit above, and chrome radiator.

Bedroom two benefits from fitted storage and is particularly generous, having originally been two separate rooms. It offers the flexibility for reconfiguration if desired. Bedroom three is another comfortable double, complete with fitted cupboards. The family bathroom is fitted with a bath and shower over, WC, and wash hand basin with storage, finished predominantly in white tiling and complemented by a chrome heated towel rail.





### Outside

To the front of the property is an attractive blossom tree and a stone driveway providing off-road parking for up to three vehicles and access to the garage which is a good-sized single, with additional side space and plumbing for a tumble dryer.

Sitting on an unusually large and beautifully landscaped plot, the garden features an expansive patio area, a circular seating space with feature lighting and a pergola. The remainder is mainly laid to lawn interspersed with mature trees and planting. A further section of the garden (previously used for chickens) offers additional versatility and includes a small shed, perfect for conversion into a home office or hobby space.

**Tenure:** Freehold. **Listed Status:** None. **Conservation Area:** None.

**Local Authority:** Harborough District Council, **Tax Band:** C

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre, 115mbp

**Construction:** Believed to be standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Accessibility:** Two-storey property, no specific accessibility modifications made.

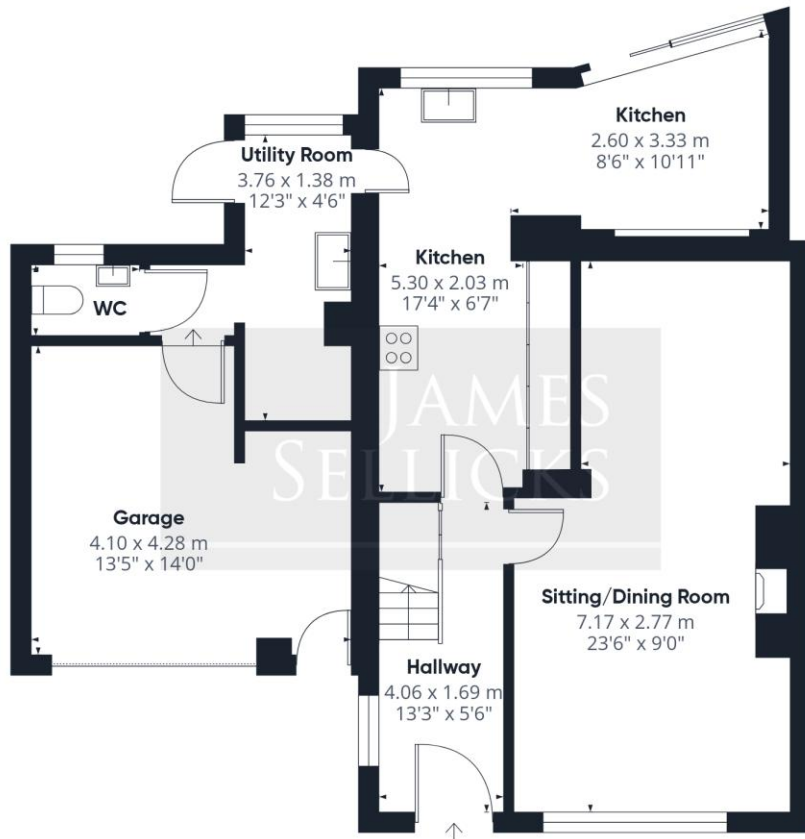
**Planning issues:** None our Clients are aware of.



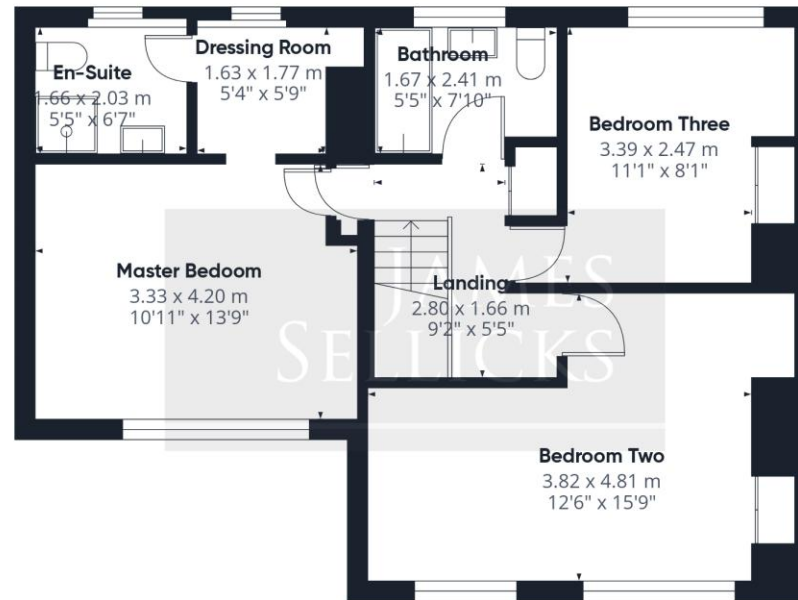






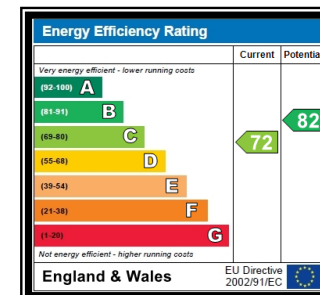


Floor 1



Floor 2

Approximate total area<sup>m</sup>  
129.1 m<sup>2</sup>  
1387 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

