



Meadow View

HALL GARDENS, GREAT GLEN, LEICESTERSHIRE

JAMES
SELICKS



Embrace the peace and tranquillity of countryside living, combined with the convenience of access to Leicester and Market Harborough with Meadow View – a modern timber framed home with an abundance of character features, including exposed beams and an inglenook fireplace. With over 1,700 Ft² of accommodation it is ideal for both downsizers and growing families alike.

Detached family home • Exclusive development • Open countryside views • Over 1,700 Ft² of luxury accommodation • Sitting room with exposed brick inglenook fireplace • Study and dining room • Refitted ensuite and family bathroom • Refitted breakfast kitchen • Double Garage • Highly sought after village location • Sealed unit double glazing to all windows and PVC exterior doors •

Accommodation

Tucked away in an exclusive, leafy development of luxury homes on the periphery of this sought after village, Meadow View enjoys open countryside views to the rear. As you step inside through the covered porch which has lighting, into the hall and take in the exposed brick wall, galleried landing above, understairs cupboard and the exposed beams, you will immediately gain a sense of the character and charm that this flexible home has to offer.

To your right you will find a good sized study, which enjoys an attractive view of the front garden and offers a quiet space to work from home in and benefits from fitted bookshelves. Across the hall is a formal dining room, which could also serve as a snug/playroom. Tucked away in the corner of the hall is a handy guest cloakroom with contemporary suite and Amtico flooring. The sitting room feels spacious, yet cosy with a large feature exposed brick inglenook fireplace housing a gas fired living flame fire, and exposed beams. Natural light floods the space through the side and rear window, the latter offering views across open countryside.

The kitchen has been refitted with an extensive range of bespoke sleek contemporary units providing plenty of storage, with ample Dekton (heat proof to 180° and stain proof) work surfaces and upstands. Integrated appliances include dishwasher and washing machine with space for a range style cooker and American fridge/freezer. A fitted breakfast table offers further storage and additional Dekton work surface space. There is also inset LED lighting and Amtico flooring. There is a handy rear lobby which combines as a utility space for laundry, houses the wall mounted Worcester Bosch boiler and provides access to the rear garden.

Upstairs the galleried landing provides a striking feature and leads to the principal bedroom. Here, you will find a built in range of Wenge drawer units, an airing cupboard to the corner and a walk-in wardrobe, inset LED lighting and an ensuite shower room which has been refitted with a contemporary suite comprising separate a shower cubicle, WC, a wash hand basin, heated stainless steel towel rail, inset LED lighting, fully tiled walls and Amtico flooring.

There is a further double bedroom with built in Wenge wardrobe and drawer unit, LED lighting and door to eaves storage. There are two single bedrooms, both with LED lighting. The fourth/smallest bedroom has been converted into a dressing room with stud wall providing a walk-in wardrobe (this could be removed should you wish to convert back to a single bedroom). This room also includes a fitted Wenge wardrobe. The family bathroom has also been refitted with a high-spec contemporary suite comprising bath, WC, a wash hand basin set within a vanity unit, inset LED lighting, Amtico flooring, heated stainless steel towel rail, fully tiled walls, and enjoys panoramic countryside views.





Outside

Park up on the drive-in front of the large, double detached garage which has power and lighting, an automatic roller door, fitted shelving, an outside light, and a rear door to side terrace. Stroll up the path, past the flowers, cherry trees and a canopied porch, where you will notice a discreet terrace to the side, which is ideal for al fresco drinks and nibbles while catching the last of the setting sun. The rear garden has been lovingly landscaped to provide a quiet, peaceful, and private space with well-stocked borders, an apple tree, bedding areas, and a lawn which wraps round to the side and block paved dining terrace, while beyond the hedgerow border lies open countryside.

Location

Great Glen is a thriving south Leicestershire village offering amenities catering for most day-to-day needs and being particularly convenient to Leicester Grammar and Stonegate School within the village along with popular schools 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 the City of Leicester providing a wider range of facilities, professional quarters, and mainline rail access to London St. Pancras.

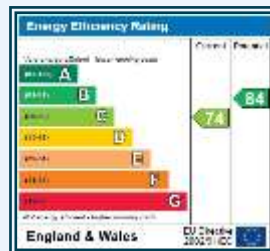
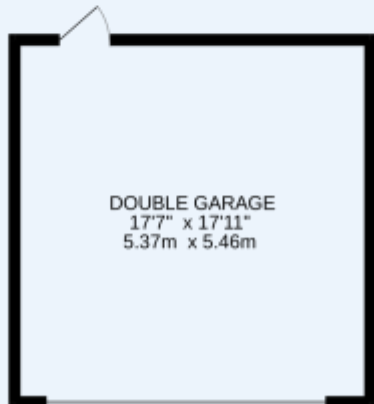
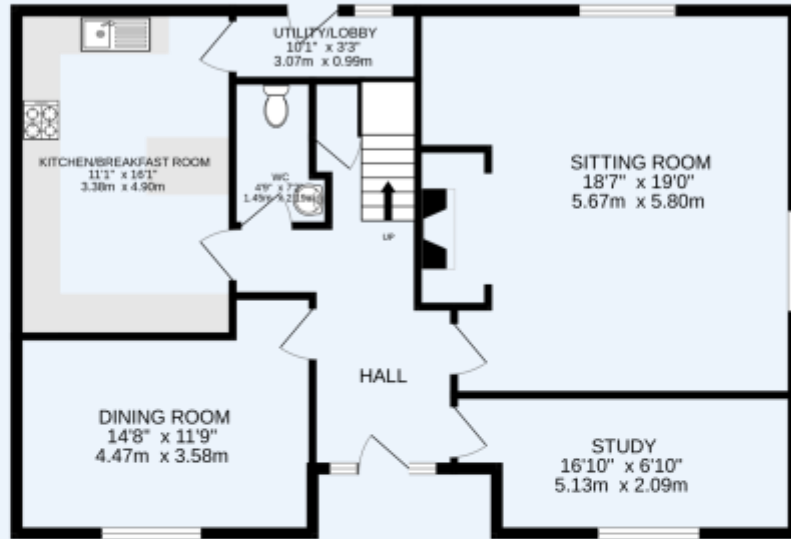
Satnav Information

The property's postcode is LE8 9PX, and house number 4.





GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.

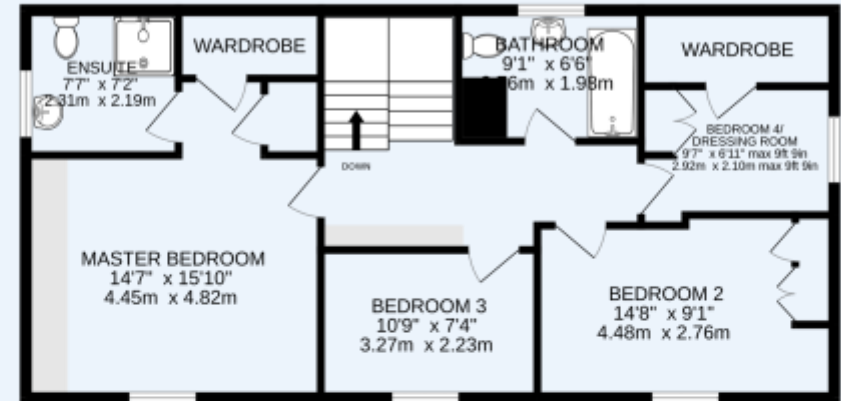


TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: F

Listed Status: Not Listed

Conservation Area: No

Services: The property is offered to the market with all mains services and gas-fired central heating

Loft: Part boarded, insulated with lighting

Meters: Gas and Electric smart meters, and Water meter

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes. Title available on request





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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.



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