

# JAMES SELICKS

PADDOCK COTTAGE

HIGH STREET  
GREAT GLEN, LEICESTERSHIRE

GUIDE PRICE £360,000



With generous reception spaces, a well-planned kitchen and three bedrooms, this home is inviting and full of potential, all set within a lovely plot with gardens, driveway, and garage to the rear.

Character property • sitting & dining rooms • kitchen with breakfast bar • study  
• three bedrooms • dressing room • family bathroom • off-road parking to the rear • single garage • private rear garden • EPC - D

### 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 Stoneygate 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.

### Accommodation

From the porch, you step straight into an entrance hall/dining room featuring a bay window to the front and beautiful exposed wooden beams. To the left is a convenient downstairs WC and useful understairs storage. The kitchen, accessed from the dining room, continues the character with its exposed brick wall and wooden beams. It's well laid out with a section of fitted wooden units, space for a fridge/freezer, oven with gas hob, washing machine, and dishwasher/freezer, along with a handy breakfast bar/peninsula. A side door provides access to the rear garden. The lounge is a generous size with two windows overlooking the garden, again featuring exposed wooden beams, two windows, and a brick fireplace with a gas fire. This opens into a cosy study area, ideal for working from home.

To the first floor, the landing feels bright and open with a window to the front, creating a real sense of space. Off the landing is a small cupboard housing the boiler. The master bedroom is full of character, with fitted wardrobes and a bed recess set beneath an arch. This leads through to a dressing area with a sink and further double fitted storage, with potential to convert into an ensuite if desired. The second bedroom is a good-sized double with large, fitted cupboards and a front facing window, while the third bedroom also includes a fitted wardrobe and window overlooking the rear garden. The bathroom is fully tiled and features a walk-in shower, wash hand basin, and a separate WC.

### Outside

To the front, a brick retaining wall encloses the front garden, with steps leading up to the welcoming porch and front door. The garden enjoys a courtyard area to the side with a gate providing access to the road. The main garden is laid to lawn with a tarmac driveway leading to a single garage at the rear with a remote control electric door, power and lighting. The garden also features a charming summer house.

**Tenure:** Freehold.

**Local Authority:** Harborough District Council **Tax Band:** E

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

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

**Broadband delivered to the property:** Fibre Broadband (FFTC), 29mbps

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

**Accessibility:** Handle attached at back door to assist elderly. Similar internal handrails.





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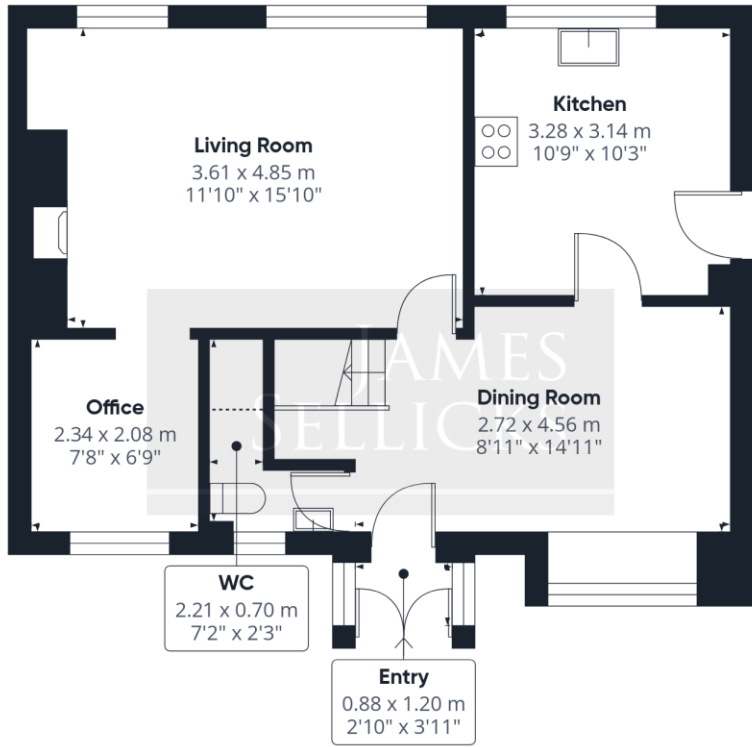


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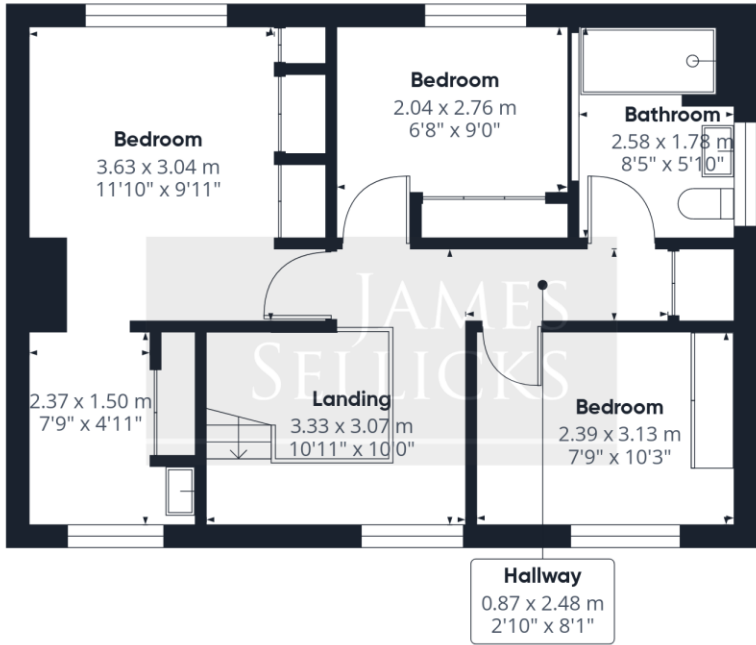


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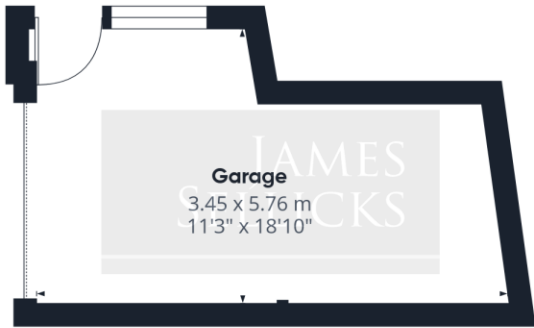




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Approximate total area<sup>(1)</sup>**  
111.5 m<sup>2</sup>  
1200 ft<sup>2</sup>

**Reduced headroom**  
0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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.

