

Garfield Park

GREAT GLEN, LEICESTERSHIRE

JAMES
SELICKS

A well-presented two-bedroom home offering bright and comfortable accommodation, together with an attractive, low-maintenance rear garden.

Well-presented two-bedroom home • Ideal first-time purchase or investment • Generous sitting room • Contemporary fitted kitchen • Two first-floor bedrooms • Principal bedroom with good proportions • First-floor bathroom • Light and neutrally presented accommodation • Attractive, low-maintenance rear garden • Two allocated parking spaces • No upward chain

This appealing property provides a practical layout arranged over two floors and would make an excellent first-time purchase, investment or home for those looking to downsize. The accommodation includes a generous sitting room, contemporary fitted kitchen, two bedrooms and a first-floor bathroom, complemented by an enclosed garden to the rear. The property is presented in immaculate order throughout.

Accommodation

The property is approached through the front door directly into a generously proportioned sitting room, providing plenty of space for comfortable seating and everyday living. A window to the front allows for good natural light, while the simple, neutral décor creates a bright and welcoming feel. From here, a door leads through to the kitchen at the rear.

The kitchen is fitted with a contemporary range of sleek wall and base cabinetry, complemented by work surfaces and an inset sink. There is an integrated oven with induction hob, together with space and plumbing for further appliances. A window overlooks the rear garden, while a glazed external door provides direct access outside. The staircase rises from the kitchen to the first floor.

Upstairs, the landing gives access to two bedrooms and the bathroom. The principal bedroom is a particularly good-sized double room, while the second bedroom provides useful flexibility as a bedroom, guest room, nursery or home office. Completing the accommodation is a well-appointed bathroom fitted with a white suite comprising bath with shower over, wash hand basin and WC.

Outside

The property is approached via a shared driveway and in turn two allocated parking spaces. To the front, the property is set back behind a neat and low-maintenance frontage, with a pathway leading to the entrance. The simple approach gives the house an attractive appearance while keeping ongoing maintenance to a minimum.

The rear garden is enclosed and designed for ease of upkeep, with a generous, paved terrace providing an ideal space for outdoor seating, dining and entertaining during the warmer months. Steps rise to a further paved area, with established planting adding greenery and interest, while timber fencing provides a good degree of enclosure and privacy. A useful timber garden store is positioned towards the far end.

The property contributes a fair proportion of the cost for the upkeep and repair of the shared driveway.

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.





Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed, built circa 1991

Conservation Area: No

Tax Band: C

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

Meters: Gas and Electric smart meters

Broadband delivered to the property: FTTP

Loft: Part boarded and insulated

Non-standard construction: Brick and block cavity wall

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

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications for accessibility

Satnav Information

The property's postcode is LE8 9JY, and house number 6.





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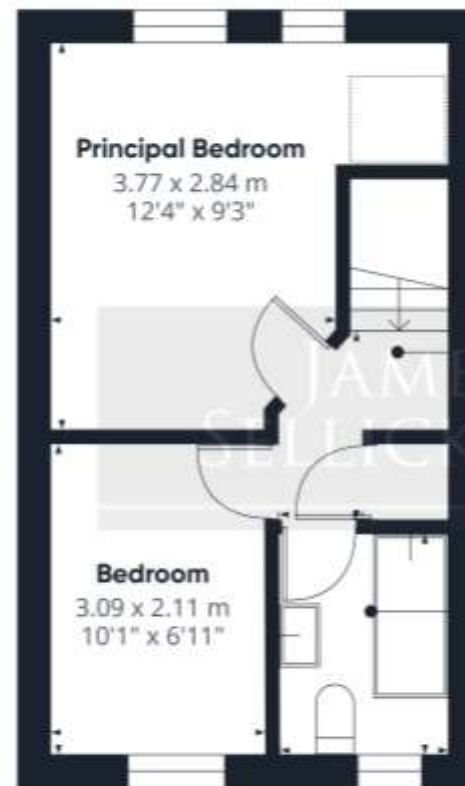
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Measures and Other Information

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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Approximate total area⁽¹⁾

50.2 m²

540 ft²

Reduced headroom

0.9 m²

10 ft²

(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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