

JAMES SELICKS

60 DEVANA WAY

GREAT GLEN
LEICESTERSHIRE
LE8 9AE

GUIDE PRICE £550,000



An immaculate and beautifully presented four-bedroom detached family home, occupying an attractive position on the edge of this highly regarded South East Leicestershire village.

Offering spacious and versatile accommodation throughout, the property features three bathrooms, generous reception space, a contemporary dining kitchen, landscaped gardens and a double garage.

Immaculate four-bedroom detached family home • sought-after South East Leicestershire village • spacious sitting room & separate dining room • study • stylish contemporary dining kitchen • four generous double bedrooms • two en-suite shower rooms plus family bathroom • ample driveway parking & double garage • spacious lawned rear garden with paved patio areas • EPC - tbc

Location

Great Glen is a highly sought-after South East Leicestershire village, surrounded by attractive rolling countryside and offering an excellent range of local amenities including a Co-op, post office, village store, public houses and parish church.

Ideally positioned just off the A6, the village provides convenient access to Leicester and Market Harborough, both offering mainline rail services to London St Pancras.

The village is particularly popular with families thanks to its excellent schooling, including St Cuthbert's C of E Primary School, nearby Kibworth Mead Academy and the highly regarded Leicester Grammar School Trust. A superb village setting combining excellent amenities, schooling, countryside and commuter links.

Accommodation

A composite front door opens into a welcoming reception hall, with a useful cloaks cupboard and ground-floor WC. The ground floor provides excellent living space, including a comfortable sitting room, a separate dining room and a versatile study, ideal for those working from home.

At the heart of the property is the impressive dining kitchen, fitted with a stylish range of grey high-gloss wall and base units complemented by a stainless-steel one-and-a-quarter bowl sink. Integrated appliances include a Zanussi electric oven, gas hob with stainless-steel canopy extractor and plumbing for a dishwasher. Double doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor entertaining spaces. A separate utility room provides further grey high-gloss cabinetry, a stainless-steel sink, plumbing for a washing machine and a wall-mounted boiler, together with access to the rear garden.

Stairs rise from the reception hall to the first-floor landing, where there is a useful airing cupboard. The principal bedroom benefits from built-in wardrobes and its own en-suite shower room, fitted with a contemporary white three-piece suite.

Bedroom two also features built-in wardrobes and an en-suite shower room, while bedroom three has built-in wardrobes and bedroom four provides further generous double accommodation. The family bathroom is fitted with a white three-piece suite comprising a panelled bath, pedestal wash hand basin and low-flush WC.







Outside

The property enjoys an attractive frontage with lawned gardens and a generous tarmac driveway, providing ample off-road parking and leading to a brick-built double garage.

To the rear is a particularly spacious and well-maintained garden, principally laid to lawn with paved patio areas providing excellent space for outdoor dining, entertaining and family enjoyment.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Harborough District Council

Tax Band: F

Services: Offered with all mains services, gas-fired central heating & a water meter..

Broadband delivered to the property: Full fibre, 311mbps.

Construction: Believed to be standard (TBC when EPC in).

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

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

Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.







Energy Efficiency Rating

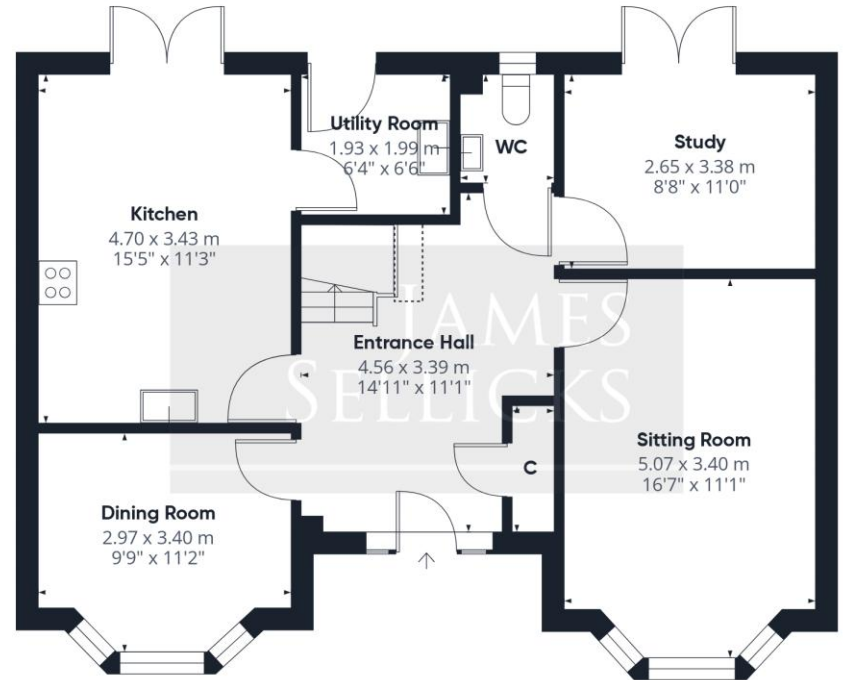
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(89-91) B		
(85-88) C		
(82-84) D		
(78-81) E		
(75-77) F		
(73-74) G		

AWAITING EPC

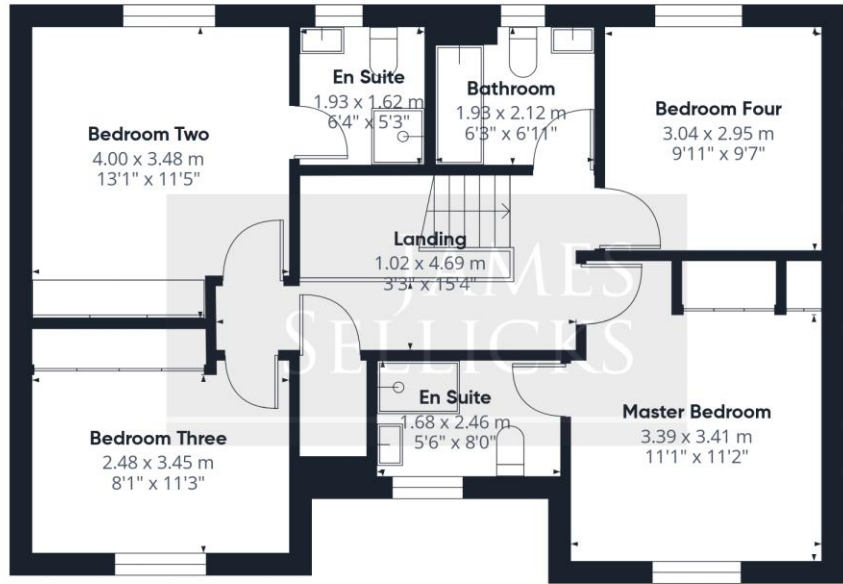
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England & Wales

EU Directive 2002/91/EC



Floor 1



Floor 2



Approximate total area⁽¹⁾

136.3 m²
1467 ft²

Reduced headroom

0.4 m²
4 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.

GIRAFFE360



Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesseilicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



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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.

