

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Downstairs Cloakroom
6'0" x 3'1" (1.85 x 0.94)

Breakfast Kitchen
12'2" x 8'0" (3.71 x 2.46)

Lounge Diner
13'1" x 15'8" (4.01 x 4.78)

First Floor Landing

Bedroom One
13'5" x 11'3" (4.11 x 3.43)

En Suite
9'8" x 5'6" (2.97 x 1.68)

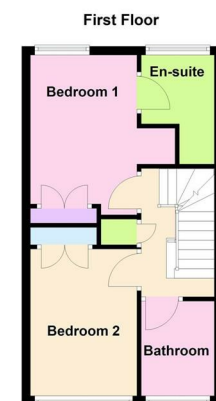
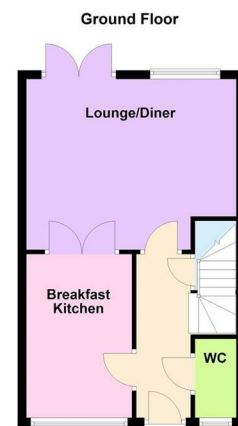
Bedroom Three
9'3" x 8'2" (2.82 x 2.51)

Bathroom
6'0" x 7'1" (1.83 x 2.16)

Second Floor Landin

Bedroom Two
7'8" x 12'2" (2.36 x 3.71)

En Suite
8'11" x 4'9" (2.74 x 1.47)



1 Crown Close, Great Glen, Leicester, LE8 9HE

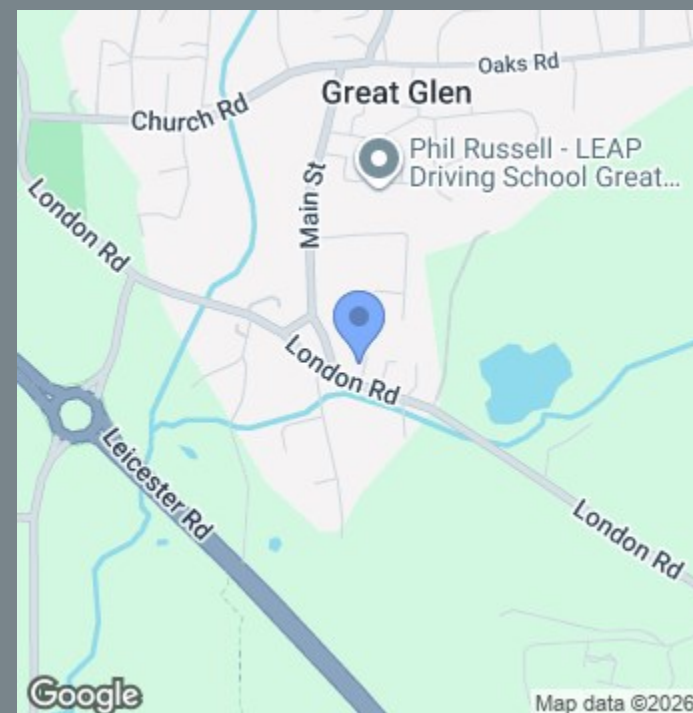
£340,000

OVERVIEW

- Spacious Family Home On A Lovely Cul De Sac
- Fabulous Village Location
- Hallway & Downstairs Cloakroom
- Breakfast Kitchen & Lounge Diner
- Three Double Bedrooms
- Two En Suites & Family Bathroom
- Driveway & Garage
- Beautiful Cottage Style Garden
- Viewing Is a Must
- EER - C, Freehold, Tax - D

LOCATION LOCATION....

Tucked away within the charming south Leicestershire village of Great Glen, Crown Close enjoys a peaceful setting surrounded by a strong and welcoming community atmosphere. The village is highly regarded for its blend of countryside charm and everyday convenience, offering a selection of local shops, cafés, traditional pubs and essential amenities, while further shopping and leisure facilities can be found nearby in Oadby, Market Harborough and Leicester city centre. Families are particularly drawn to the area thanks to its well-regarded schooling, including St Cuthbert's Church of England Primary School and the nearby Leicester Grammar School. Residents also enjoy beautiful surrounding countryside, nearby parks and scenic walking routes, perfect for outdoor recreation and relaxed village living. Crown Close is ideally positioned for commuters too, with easy access to the A6, regular public transport links and straightforward connections to Leicester, Market Harborough and the M1. Combining village character, excellent amenities and a true sense of community, Great Glen remains one of the area's most desirable places to call home.



THE INSIDE STORY

Situated on a lovely small modern development within a fabulous village setting, this beautiful & spacious cottage-style home offers versatile accommodation arranged over three floors, perfectly suited to modern family living while retaining a warm & welcoming feel throughout. Upon entering, you are welcomed into an inviting hallway leading through to the breakfast kitchen, fitted with stylish shaker-style cabinets complemented by contrasting work surfaces & integrated appliances including a fridge freezer, dishwasher, oven & hob. With space for a small table, this room is perfect for casual dining, morning coffee, or everyday family life. Double doors open into the impressive lounge diner, creating a wonderful sense of space while still allowing flexibility between the rooms. This generous living area offers ample room for relaxing, entertaining, or family dining, with French doors opening directly onto the garden and allowing natural light to flood through. A downstairs cloakroom completes the ground floor accommodation. To the first floor, the landing leads to two well-proportioned bedrooms, both benefitting from inbuilt wardrobes providing excellent storage. Bedroom one enjoys the added luxury of an en suite shower room, while the family bathroom serves the remaining accommodation. The second floor offers an additional spacious bedroom suite, complete with its own en suite shower room, creating an ideal principal suite, guest accommodation, or peaceful retreat away from the main living areas. Externally, the property continues to impress with a driveway & garage providing off-road parking & storage. The cottage-style rear garden is beautifully maintained, filled with attractive greenery & planting, creating a peaceful outdoor space perfect for relaxing or entertaining during the warmer months. A truly charming home offering space, flexibility & village living at its finest—early viewing is highly recommended.

