

43 Naseby Way, Great Glen, LE8 9GS



£300,000

A spacious, well laid out detached home located within the sought after village of Great Glen, which offers easy access to neighbouring Oadby town with its vast range of amenities and further amenities to the city of Leicester beyond that. The property is offered in an extremely tidy and clean presentation but offers its buyer a fantastic blank canvas for it to be modernised to their own taste and is therefore offered at an enticing price to reflect this. Accommodation briefly comprises; entrance hall, ground floor WC, a spacious split level open plan lounge and dining room, 17'3" breakfast kitchen, landing, three bedrooms and bathroom. Outside the property offers even further scope with potential for extension to the side (subject to all necessary planning and building consents) with a large front garden, driveway, single garage and a well tended rear garden facing a Westerly direction to make the most of the afternoon and evening sunshine.

Service without compromise

Entrance Hallway



UPVC double-glazed front entrance door. Radiator.

Dining Room 14'0" x 8'5" (4.27m x 2.57m)



UPVC double-glazed window to side. Radiator. Timber balustrade and steps leading down to the lounge.

Lounge 16'9" x 10'4" (5.11m x 3.15m)



Two UPVC double-glazed windows to rear. Gas fire with polished stone back panel and hearth with timber mantle piece over. Radiator.



Breakfast Kitchen 17'3" x 7'4" (5.26m x 2.24m)



UPVC double-glazed window to front. Double-glazed sliding patio doors to rear. Fitted with a range of wall and floor mounted units with one and a half bowl sink inset. Cupboard housing Worcester central heating boiler. Space for cooker. Space for fridge/freezer. Space and plumbing for washing machine. Radiator.



Ground Floor WC



Opaque UPVC double-glazed window to front. WC. Wash hand basin. Radiator.

First Floor Landing



Opaque UPVC double-glazed window to side. Loft access hatch.

Bedroom One 13'7" x 10'3" (4.14m x 3.12m)



UPVC double-glazed window to front. Built in wardrobe. Airing cupboard housing hot water tank. Radiator.



Bedroom Two 11'2" x 10'1" (3.40m x 3.07m)



UPVC double-glazed window to rear. Built in wardrobe. Radiator.



Bedroom Three 8'2" x 6'6" (2.49m x 1.98m)



UPVC double-glazed window to rear. Radiator.



Bathroom 8'4" x 6'5" (2.54m x 1.96m)



Opaque UPVC double-glazed window to front. White

three piece suite comprising wc, wash hand basin and panelled bath. Tiled walls. Radiator.

Front



Mainly laid to lawn. Gated side access. Driveway providing off road parking.

Garage 16'3" x 8'2" (4.95m x 2.49m)

Up and over vehicle access door. Rear entrance door.

Rear Garden



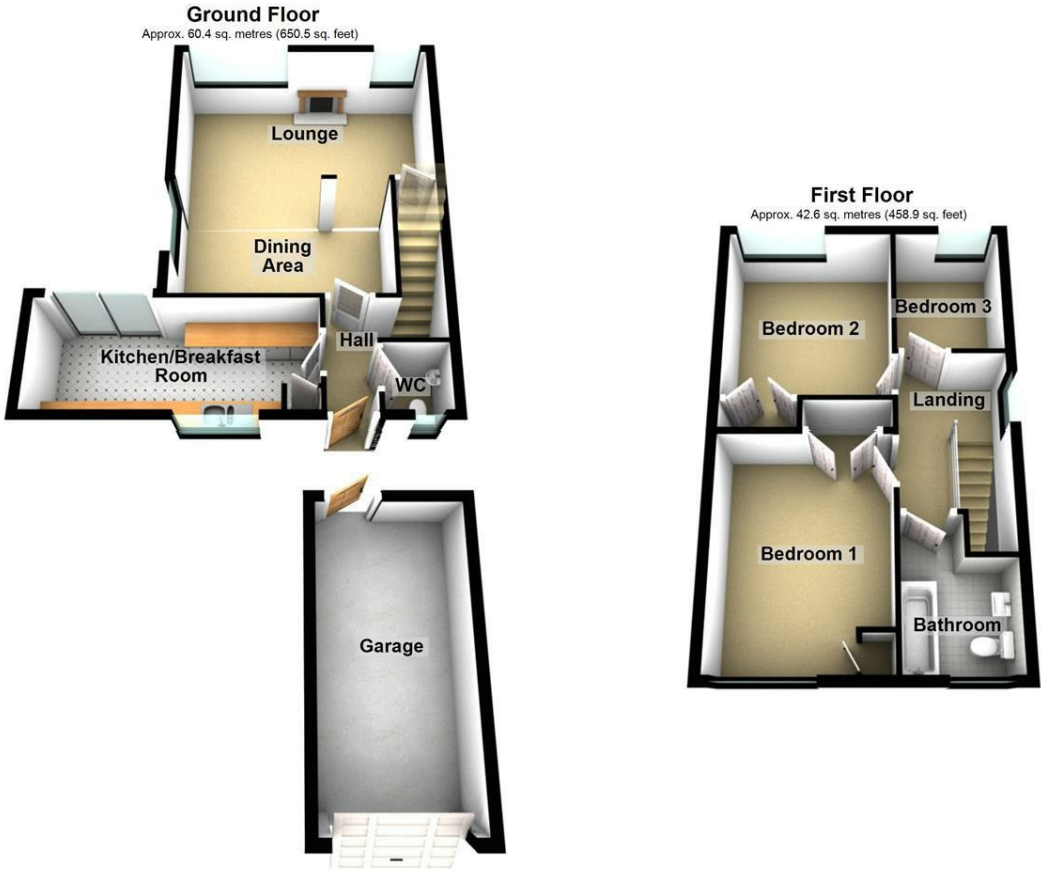
D=Facing approximately a Westerly direction to make the most of the afternoon and evening sunshine. Mainly laid to lawn with paved patio. Plant beds and borders. Timber shed.



Not For Prospective Buyer

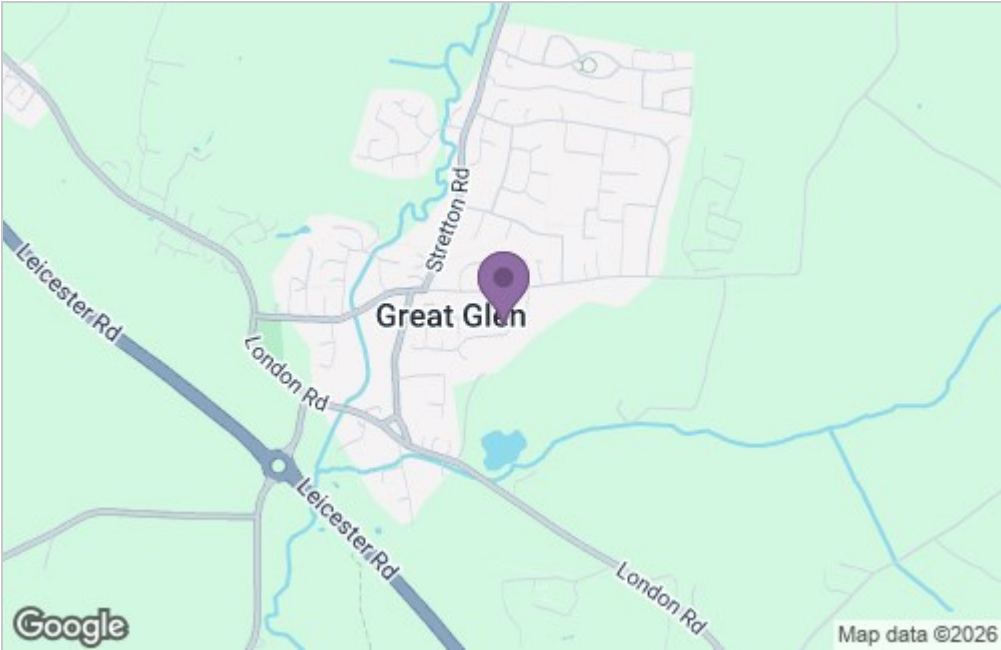
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 103.1 sq. metres (1109.4 sq. feet)

Area Map



Energy Efficiency Graph

