

2 BEGGARS ROOST  
GREAT GLEN, LEICESTERSHIRE



GUIDE PRICE: £575,000

JAMES  
SELICKS

Occupying a prime position within an exclusive development of just five detached properties on the edge of Great Glen, this impressive home combines generous proportions, elegant design, and exceptional versatility. Originally conceived as a five-bedroom residence, it is currently arranged as four bedrooms with three en-suites and offers spacious, light-filled accommodation perfectly suited to family living.

Exclusive development in a prestigious location • spacious and versatile accommodation with a flexible layout • elegant reception hall • bright through lounge/dining room • spacious dining kitchen with integrated appliances • four generous bedrooms & three en-suites • potential to be five bedroom, two bathroom • landscaped south-facing rear garden • driveway & integral double garage • no upward chain • EPC - D

#### Accommodation

A welcoming and spacious entrance hall with solid oak flooring sets the tone for the quality and space throughout. From here, doors lead to a useful ground floor cloakroom and a cosy study, ideal for working from home or quiet reading. The through lounge/dining room is a superb, expansive space enjoying an abundance of natural light. The dining room has an attractive bay window to the front and an archway through to the sitting room, with a feature stone fireplace and inset gas living flame effect fire with windows either side; French doors with full height windows either side open onto the patio and rear garden.

The dining kitchen forms the heart of the home, well designed for both family life and entertaining, with an excellent range of cream eye and base level units with glazed display cabinets, ample preparation surfaces, tiled splashbacks and a stainless steel one and a quarter bowl sink with mixer tap and window above. Integrated appliances include a dishwasher, fridge, freezer coving, a stainless steel twin ovens with a four-ring gas hob and stainless steel extractor unit over. Tiled flooring continues through to a dining area with French doors opening directly to the patio entertaining area, creating a perfect connection between indoor and outdoor living. A utility room provides additional storage and workspace, with a second sink, tiled flooring and access to the side of the property.

To the first floor a galleried landing houses storage and airing cupboards. The superb master bedroom suite has two windows enjoying views over the rear garden, an excellent range of fitted wardrobes, a dressing area and an archway to an en-suite with a chrome heated towel rail, part tiled walls, tiled flooring and three-piece suite including a large, glazed walk-in shower enclosure. Bedroom two is a bright and airy room with twin front facing windows, built-in wardrobes, and an en-suite bathroom with a white three piece suite. Bedroom three is another generous double, featuring fitted wardrobes, a rear aspect and en-suite facilities with a corner shower enclosure. Bedroom Four is a flexible space ideal as a guest room, nursery, or additional study.

#### Outside

The property is approached via a neatly maintained front garden with a block paved driveway providing parking for two vehicles and gated side access to a covered passageway. An integral double garage offers twin electric up-and-over doors, power, lighting and a side access door. To the rear, the freshly landscaped south-facing garden provides a delightful retreat, featuring a paved terrace, shaped lawns, block-paved pathways and well-stocked borders within fenced boundaries. A side area with greenhouse adds further practicality.





#### 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, **Tax Band:** G

**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:** Unknown.

**Construction:** Believed to be Standard

**Wayleaves, Rights of Way & Covenants:** There may be some shared rights (access, services, etc) and also obligations/restrictions typical for modern developments.

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

**Accessibility:** Two-storey property, no specific accessibility modifications made.

**Planning issues:** None our Clients are aware of.

#### Satnav Information

The property's postcode is LE8 9FB, and house number 2.











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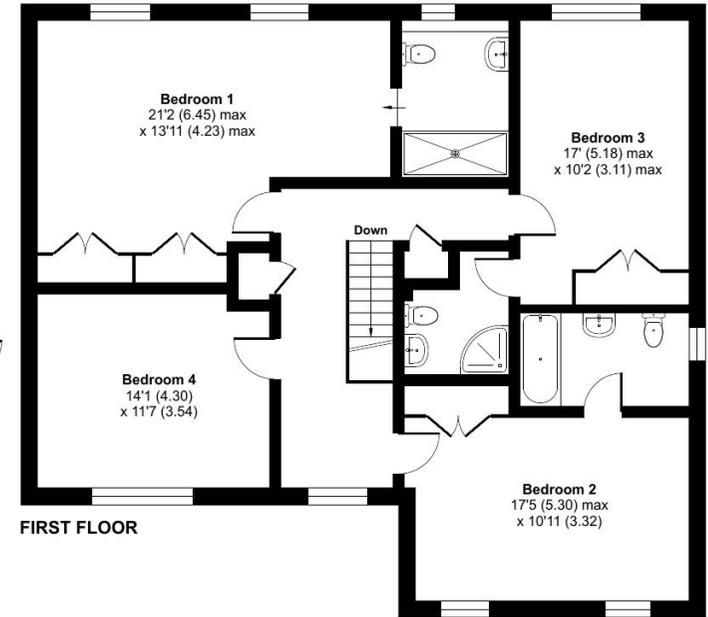
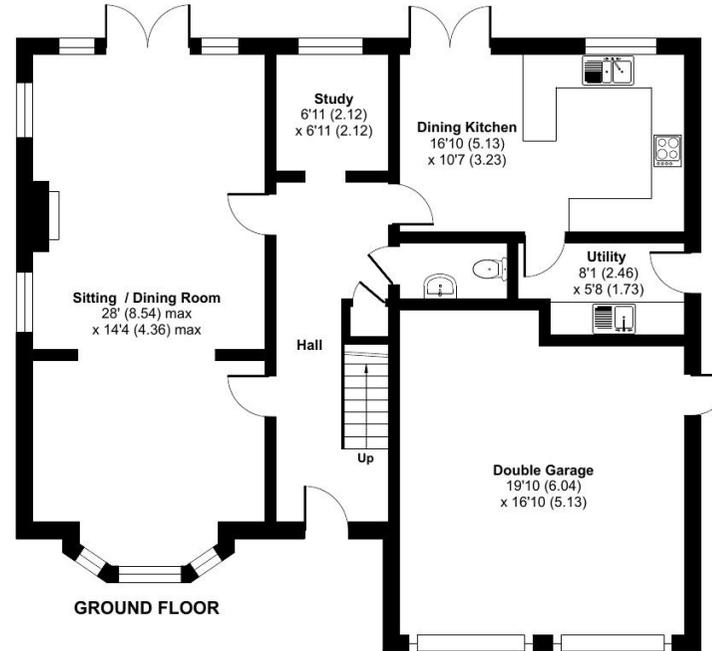
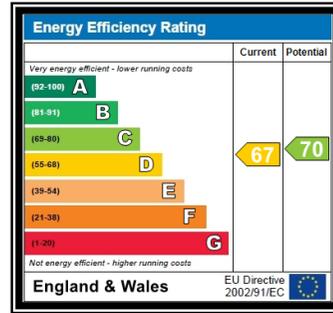
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**Measures and Other Information**

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.



**London Road, Great Glen, Leicester, LE8**

Approximate Area = 2104 sq ft / 195.4 sq m

Garage = 315 sq ft / 29.2 sq m

Total = 2419 sq ft / 224.6 sq m

For identification only - Not to scale

**JAMES SELICKS**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for James Sellicks Estate Agents. REF: 1371950

