

24 Naseby Way, Great Glen, LE8 9GS



£199,950

Well situated in an established residential area in pleasant Great Glen village, ideal for the Oadby town or Leicester city commuter, is this well presented end-terrace home. The gas centrally heated and double glazed accommodation is particularly spacious throughout and briefly comprises entrance hall, lounge, fitted kitchen/diner, landing, two double bedrooms, bathroom and separate WC. Outside there are front and rear gardens with the potential to add a parking space on the front for a small car, subject to the necessary consents. Adams & Jones are pleased to present the property for sale with no upward sales chain to aid a potentially swift completion.

Service without compromise

Entrance Hall



Accessed via opaque double glazed front door. Stairs rising to the first floor with under stairs storage space. Spacious built in storage cupboard. Radiator. Doors to rooms.

Kitchen/Diner 17'5" x 9'5" (5.31 x 2.87)



17' 5" x 9' 5" (5.31m x 2.87m) Range of fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Roll edge laminate peninsular breakfast bar. Freestanding electric cooker with four ring hob and stainless steel extractor hood over. Space and plumbing for automatic washing machine. Radiator. Wood laminate flooring in kitchen area. Radiator. Two double glazed windows to the rear elevation. Opaque double glazed door leading out to the rear garden.



Lounge 13'9" x 11'3" (4.19 x 3.43)



13' 9" x 11' 3" (4.19m x 3.43m) Double glazed window to the front elevation. Radiator. Telephone point. Television point.



12' 7" x 9' 9" (3.84m x 2.97m) Two double glazed windows to the front elevation. Wood laminate flooring. Radiator. Two spacious built in wardrobes. Television point.

Landing



Airing cupboard housing gas fired combination central heating boiler and slatted shelving. Access to loft space. Thermostat. Doors to rooms.

Bedroom One 12'7" x 9'9" (3.84 x 2.97)



12' 7" x 9' 9" (3.84m x 2.97m) Two double glazed windows to the front elevation. Wood laminate flooring. Radiator. Two spacious built in wardrobes. Television point.



Bedroom Two 13'4" x 8'3" (4.06 x 2.51)



13' 4" x 8' 3" (4.06m x 2.51 m) Double glazed window to the rear elevation. Radiator.

Bathroom



Panelled bath with mixer shower fitment and further electric shower over. Pedestal wash hand basin. Radiator. Complementary tiling. Opaque double glazed window.



Separate WC



Low level WC. Opaque double glazed window.

Outside



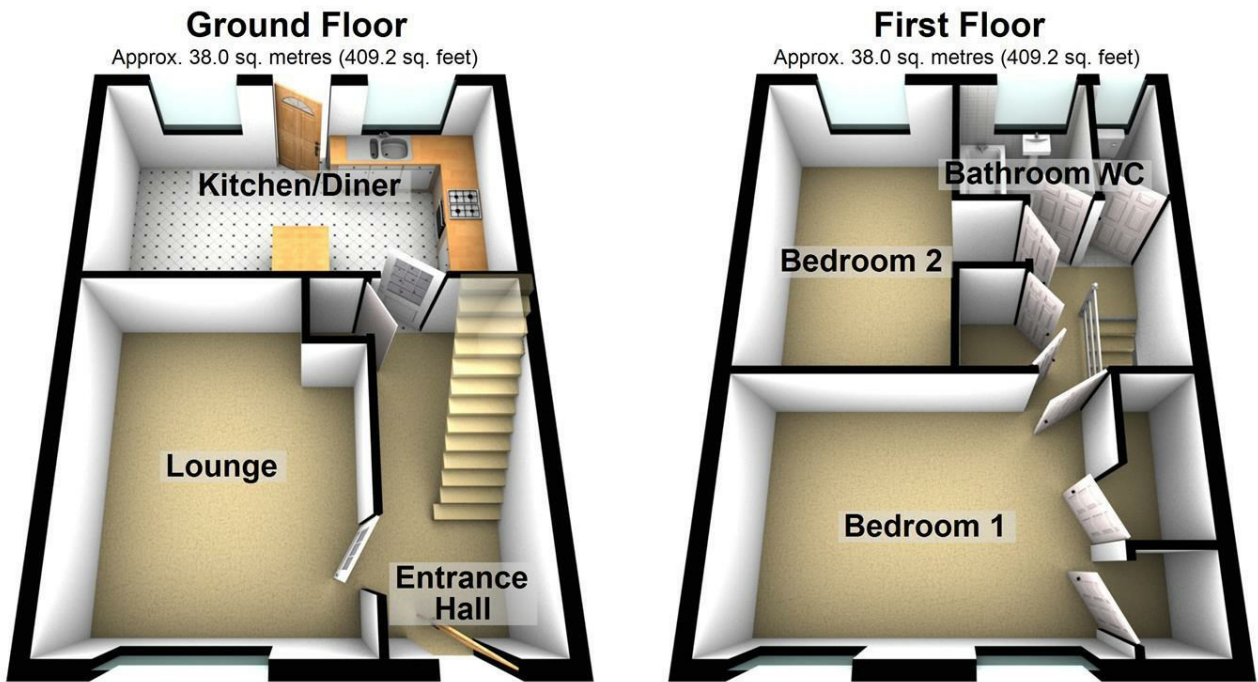
To the front of the property is a gravelled forecourt providing the possibility of off road parking, subject to necessary consents. The rear garden is designed for easy maintenance with a raised decked patio area and further gravelled area. It is enclosed by timber lap fencing with gated pedestrian access. There is also a brick constructed garden store.



Note For Prospective Buyers

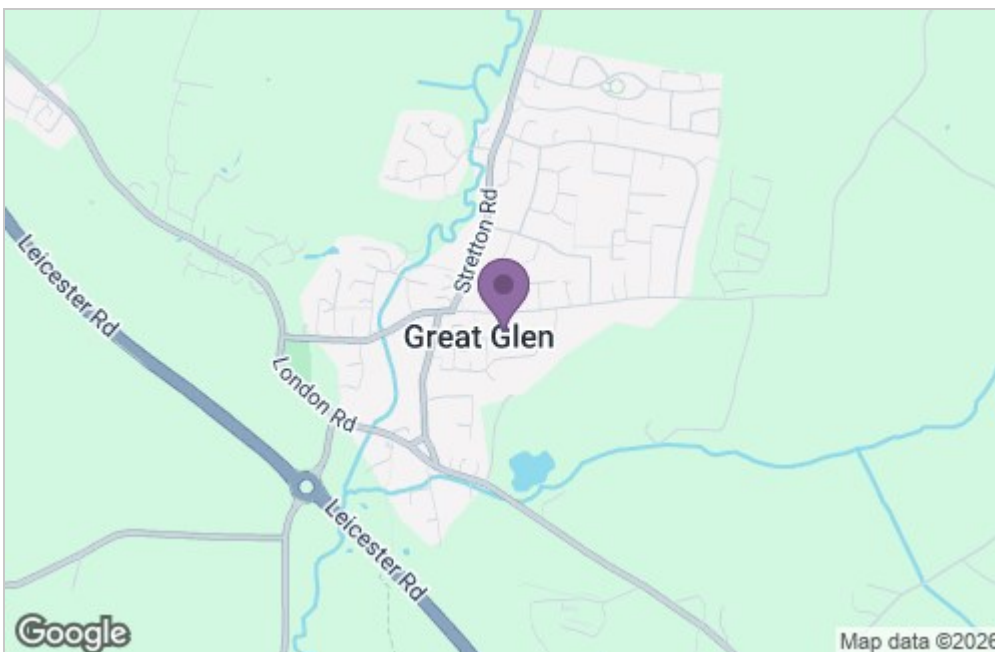
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

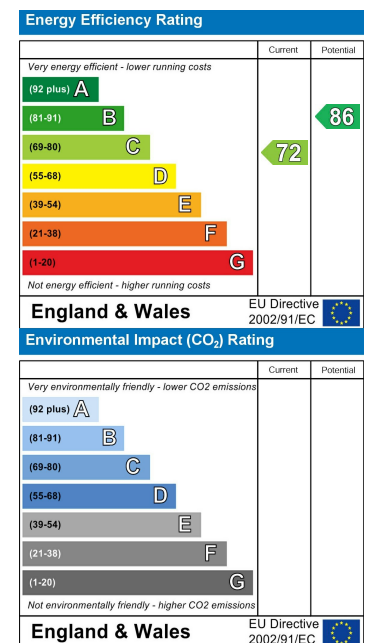


Total area: approx. 76.0 sq. metres (818.3 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise