

FOR SALE

**Upper Oaks Drive
Great Glen, Leicester
LE8 9HN**



ASKING PRICE: £395,000

- A Beautifully Presented & Modern Three Bedroom Detached Family Home
- Located In The Popular Village of Great Glen
- Excellent Condition Throughout
- Double Glazing & Gas Central Heating
- Parking For Two Vehicles
- Entrance Hall, Lounge, Kitchen Diner, Utility Room & Cloakroom WC
- Master Bedroom With En-suite, Two Further Bedrooms & Bathroom
- Landscaped Front & Rear Gardens
- Garage & Electric Charging Point



Location

Situated on Upper Oaks Drive in the sought-after village of Great Glen, the property benefits from a peaceful residential setting whilst remaining within easy reach of local amenities, including shops, pubs, a GP surgery and the village post office. Surrounded by open countryside, Great Glen offers a balance of village living and accessibility, with Leicester city centre approximately 7 miles away and convenient road links via the A6 to Leicester, Market Harborough and beyond.

Description

A beautifully presented three-bedroom detached family home situated in the popular village of Great Glen, offering modern, spacious accommodation and well maintained and landscaped front and rear gardens. Presented in excellent condition throughout, the property is ready to move straight into.

The ground floor comprises; a welcoming entrance hall with stairs rising to the first floor, a convenient cloakroom WC, a spacious lounge with an electric fireplace, a modern kitchen and dining area with access to a useful utility room. The ground floor benefits from hardwearing herringbone flooring throughout. To the first floor, the property offers a master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms, both benefiting from fitted wardrobes, and a family bathroom.

To the front of the property, a neatly landscaped, low-maintenance front garden, featuring a paved pathway to the entrance, established shrubs and attractive planted borders, creating a welcoming approach to the home. To the rear, a generous and well maintained rear garden, predominantly laid to lawn with paved pathways around the garden and a seating area which is perfect for relaxing and entertaining. The property also benefits from a garage providing additional storage, which benefits from up and over doors and light and power. To the front of the garage, there is car parking for 2 vehicles and an electric vehicle charging point. Further benefits include double glazing, gas central heating and herringbone flooring to the ground floor.

Accommodation

All measurements are approximate:

Entrance Hall - 6' 6" x 10' 1" (1.98m x 3.07m)

Door to front, stairs to first floor, herringbone flooring, radiator, power points, light fitting.

Lounge - 19' 6" x 9' 6" (5.94m x 2.89m)

Double glazed window to front, double glazed French doors to rear with access to the rear garden, herringbone flooring, electric fireplace, radiator, power points, pendant light fittings.

Kitchen - 19' 6" x 9' 5" (5.94m x 2.87m)

Double glazed windows to front and rear, wall mounted units, base units and drawers, ceramic style sink with mixer tap and inset stainless steel bowl, four burner induction hob with extractor fan above and stainless-steel splashback, electric oven, fridge freezer points, dining area, herringbone flooring, radiator, power points, pendant light fittings.

Utility Room - 6' 6" x 5' 2" (1.98m x 1.57m)

Door to rear with access to rear garden, base unit, plumbing for washing machine, space for dryer, boiler, herringbone flooring, power points, pendant light fitting.

Cloakroom WC - 6' 6" x 4' 4" (1.98m x 1.32m)

Low level WC, pedestal wash hand basin with mixer tap and splashback surrounds, laminate flooring, radiator, pendant light fitting.

First Floor Landing

Access to all rooms and loft, power points, pendant light fitting.

Master Bedroom - 15' 11" x 11' 9" (4.85m x 3.58m)

Double glazed window to front, built in wardrobes, radiator, power points, pendant light fitting, door to en-suite.

En-suite - 5' 11" x 5' 6" (1.80m x 1.68m)

Double glazed window to front, shower cubicle, low level WC, pedestal wash hand basin with mixer tap and splashback surrounds, wall mounted mirror, radiator, pendant light fitting.

Bedroom Two - 9' 10" x 7' 9" (2.99m x 2.36m)

Double glazed window to rear, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom Three - 11' 9" x 7' 1" (3.58m x 2.16m)

Double glazed window to front, built in wardrobes and desks, radiator, power points, pendant light fitting.

Bathroom - 7' 9" x 7' 1" (2.36m x 2.16m)

Double glazed window to rear, panelled bath with mixer tap, shower over and tile splashback surrounds, low level WC, wash hand basin with mixer tap and tile splashback surrounds, tile flooring, radiator, pendant light fitting.

Outside

To the front, a low-maintenance landscaped garden with a paved pathway, established shrubs and planted borders. The rear garden is mainly laid to lawn, with paved pathways and a seating area. The property also benefits from a garage with up-and-over doors, light and power, along with parking for two vehicles to the front and an electric vehicle charging point.

Tenure

Freehold.

EPC

Band B.

Council Tax

The property falls within Band D.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Harborough District Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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