

JAMES
SELICKS

18 HIGHER GREEN

GREAT GLEN
LEICESTERSHIRE
LE8 9GE

GUIDE PRICE £525,000



An attractive, three bedroom detached family home in this sought after location, offering excellent potential for extension (subject to the necessary planning permissions) whether that be a double-storey extension over the garage or a single-storey extension to the rear.

Entrance lobby • breakfast kitchen • main hallway • cloakroom • porch/store room • study/bedroom four • sitting room • three well proportioned bedrooms • family bathroom • driveway • garage • utility room • beautiful, lawned rear gardens • EPC - C

Location

Great Glen is a thriving south Leicestershire village offering a good range of amenities and being particularly convenient to popular schooling including Leicester Grammar and Stonegate, along with those 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 Leicester city providing a wider range of facilities, professional quarters and mainline rail access to London St. Pancras in approximately one hour.

Accommodation

The property is entered via a welcoming lobby featuring skylights allowing for plenty of natural light, which in turn opens into the superb breakfast kitchen; well-proportioned and fitted with an excellent range of white base level units and drawers with ample preparation surfaces above, a stainless steel sink with drainer unit with mixer tap and a window above overlooking the garden. There is a Rangemaster six-ring gas hob and oven, plumbing for a dishwasher and space for a fridge freezer and wine fridge. The kitchen flows seamlessly into a dining area, creating a bright and airy space for everyday living and entertaining.

The main hallway is finished with spotlights and provides useful understairs storage via a wraparound cupboard. There is also a convenient ground floor cloakroom with tiled flooring fitted with a WC and wash hand basin. The original porch area, currently boarded and used for storage, offers potential to be reinstated as a formal entrance if desired. A versatile study, currently utilised as such, features the same laminate flooring as the hallway and could alternatively serve as a fourth bedroom if required.

The spacious sitting room is just lovely, enjoying a pleasant outlook over the garden, a large window and sliding patio doors allow an abundance of sunlight. The room is finished with parquet-style flooring and an electric fire with surround, creating a cosy yet elegant living space.

A return staircase leads to the first floor landing, with a side window and an additional storage cupboard. The principal bedroom is a generous room with a window to the rear, complete with two double fitted wardrobes, a desk/dressing area, and spotlights.

Bedroom two, positioned to the front of the property is a well-proportioned double with spotlights, a double fitted wardrobe and a dressing area. Bedroom three offers both a double and single wardrobe and is currently arranged to accommodate a small double bed. The family bathroom is well-appointed with underfloor electric heating, fully tiled walls and flooring, a bath with shower over, a wash hand basin with storage, WC and a chrome heated towel rail.







Outside

The property benefits from a tarmac driveway providing off-road parking for two vehicles, with scope to extend further should a buyer wish. A pathway leads to the original porch entrance, which is currently not in use but offers potential for reinstatement. There is an electric vehicle charging point and a garage with an electric door, power and lighting. Accessed externally from the rear of the lobby is a useful utility room, offering plumbing for a washing machine and space for a tumble dryer, along with power and lighting. The rear garden is a real highlight, generous in size and mainly laid to lawn with mature trees to the rear providing excellent privacy. A courtyard-style patio seating area is positioned to the side, offering a perfect space for outdoor dining and relaxation. The garden enjoys a sunny and secluded aspect.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Harborough District Council, **Tax Band:** E

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, 900mbps.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

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

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

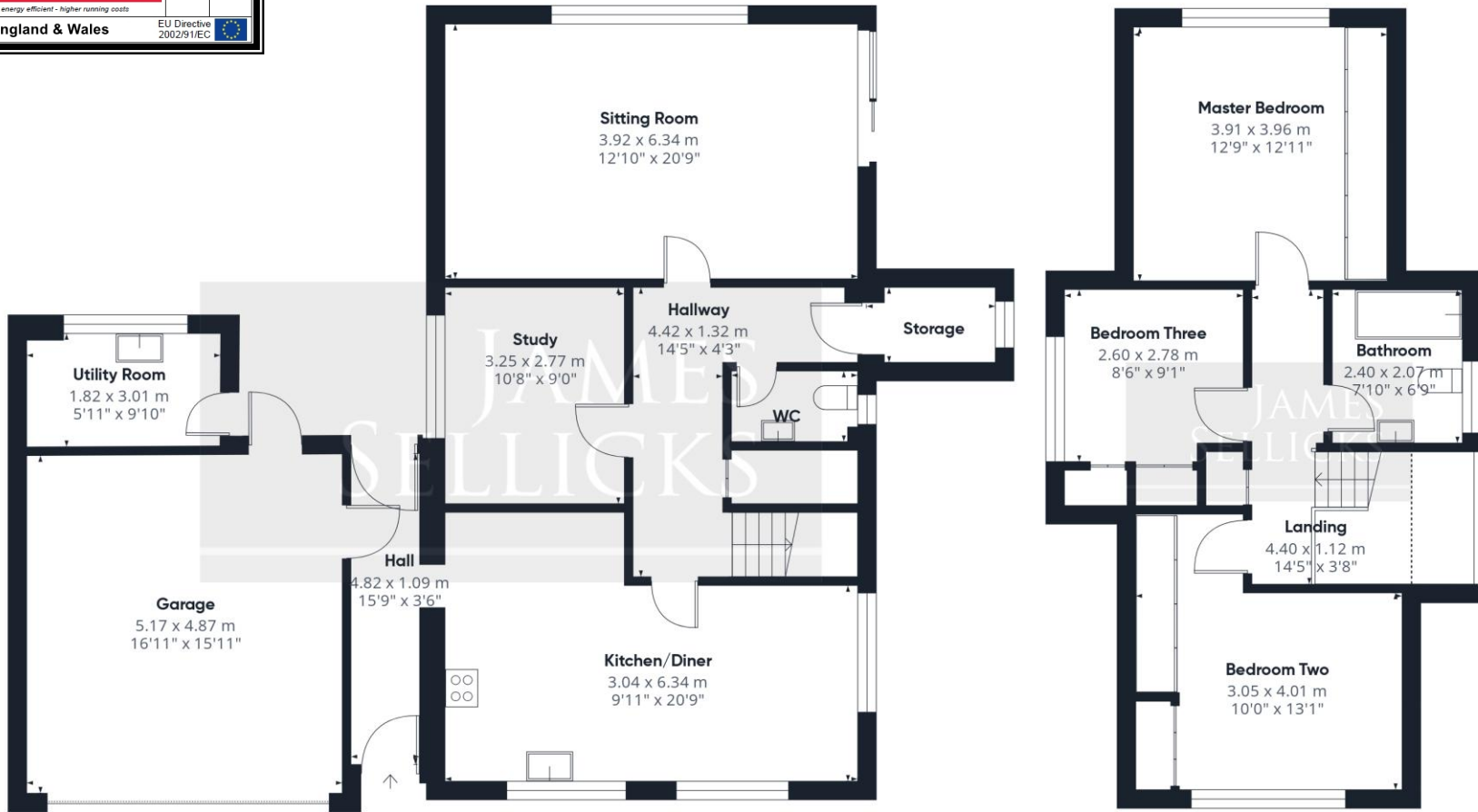
Planning issues: None our Clients are aware of.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor 1

Floor 2



Approximate total area⁽¹⁾
 157.4 m²
 1695 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.

