13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

# FLOOR PLAN

## DIMENSIONS

**Entrance Hallway**

**Downstarrs Cloakroom**
6'0" x 3'1" (1.85 x 0.94)

**Breakfast Kitchen**
12'2" x 8'0" (3.71 x 2.46)

**Lounge Diner**
13'1" x 15'8" (4.01 x 4.78)

**First Floor Landing**

**Bedroom One**
13'5" x 11'3" (4.11 x 3.43)

**En Suite**
9'8" x 5'6" (2.97 x 1.68)

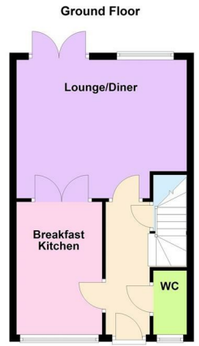
**Bedroom Three**
9'3" x 8'2" (2.82 x 2.51)

**Bathroom**
6'0" x 7'1" (1.83 x 2.16)

**Second Floor Landin**

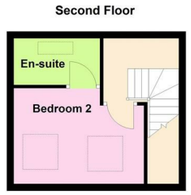
**Bedroom Two**
7'8" x 12'2" (2.36 x 3.71)

**En Suite**
8'11" x 4'9" (2.74 x 1.47)













**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 - Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

1 Crown Close, Great Glen, LE8 9HE

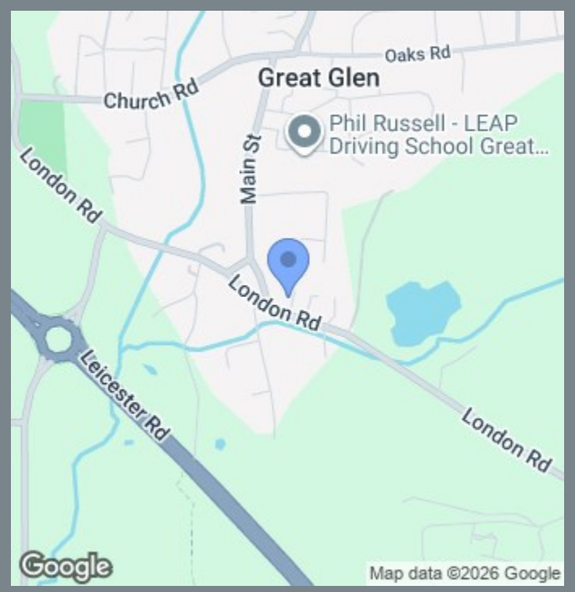
Offers Over £325,000

# OVERVIEW

- Spacious Family Home On A Lovely Cul De Sac
- Fabulous Village Location
- Hallway & Downstairs Cloakroom
- Breakfast Kitchen & Lounge Diner
- Three Double Bedrooms
- Two En Suites & Family Bathroom
- Driveway & Garage
- Beautiful Cottage Style Garden
- Viewing Is a Must
- EER - C, Freehold, Tax - D

# LOCATION LOCATION....

Tucked away within the charming south Leicestershire village of Great Glen, Crown Close enjoys a peaceful setting surrounded by a strong and welcoming community atmosphere. The village is highly regarded for its blend of countryside charm and everyday convenience, offering a selection of local shops, cafés, traditional pubs and essential amenities, while further shopping and leisure facilities can be found nearby in Oadby, Market Harborough and Leicester city centre. Families are particularly drawn to the area thanks to its well-regarded schooling, including St Cuthbert's Church of England Primary School and the nearby Leicester Grammar School. Residents also enjoy beautiful surrounding countryside, nearby parks and scenic walking routes, perfect for outdoor recreation and relaxed village living. Crown Close is ideally positioned for commuters too, with easy access to the A6, regular public transport links and straightforward connections to Leicester, Market Harborough and the M1. Combining village character, excellent amenities and a true sense of community, Great Glen remains one of the area's most desirable places to call home.












## THE INSIDE STORY

*Situated on a lovely small modern development within a fabulous village setting, this beautiful & spacious cottage-style home offers versatile accommodation arranged over three floors, perfectly suited to modern family living while retaining a warm & welcoming feel throughout. Upon entering, you are welcomed into an inviting hallway leading through to the breakfast kitchen, fitted with stylish shaker-style cabinets complemented by contrasting work surfaces & integrated appliances including a fridge freezer, dishwasher, oven & hob. With space for a small table, this room is perfect for casual dining, morning coffee, or everyday family life. Double doors open into the impressive lounge diner, creating a wonderful sense of space while still allowing flexibility between the rooms. This generous living area offers ample room for relaxing, entertaining, or family dining, with French doors opening directly onto the garden and allowing natural light to flood through. A downstairs cloakroom completes the ground floor accommodation. To the first floor, the landing leads to two well-proportioned bedrooms, both benefitting from inbuilt wardrobes providing excellent storage. Bedroom one enjoys the added luxury of an en suite shower room, while the family bathroom serves the remaining accommodation. The second floor offers an additional spacious bedroom suite, complete with its own en suite shower room, creating an ideal principal suite, guest accommodation, or peaceful retreat away from the main living areas. Externally, the property continues to impress with a driveway & garage providing off-road parking & storage. The cottage-style rear garden is beautifully maintained, filled with attractive greenery & planting, creating a peaceful outdoor space perfect for relaxing or entertaining during the warmer months A truly charming home offering space, flexibility & village living at its finest—early viewing is highly recommended.*







