

# Higher Green

GREAT GLEN, LEICESTERSHIRE LE8 9GE



JAMES  
SELLICKS

Coming to the market for the first time in its history, is this spacious two-bedroom detached bungalow, situated on a private and secluded plot off the sought-after Higher Green in the ever popular south east Leicestershire village of Great Glen. It is offered with no upward chain, low maintenance gardens and scope to reconfigure (subject to necessary planning consents). **VIEWINGS STRICTLY BY PRIOR APPOINTMENT ONLY.**

Detached two-bedroom bungalow • uPVC double glazing throughout • Private, secluded setting in sought after address • Sitting room • Kitchen with island • Two bedrooms • Jack and Jill shower room & Bathroom • Large first floor storage room • No upward chain • Low maintenance garden, outbuilding and ample driveway •

#### Accommodation

The property is entered via a uPVC front door into a spacious entrance hall which has feature black tiles which runs throughout the ground floor which has wet underfloor heating. Bearing to the left, the entrance hall opens up into the sitting room, which has a window to the front elevation, and patio doors to the side. Adjacent is the bathroom, which has a four-piece suite comprising a panelled p-shaped bath with shower attachment over and a curved glass shower door, a corner shower enclosure, a pedestal wash hand basin with a mirrored cabinet over, a low flush WC, white heated towel rail, an obscured glazed window to the side and tiled flooring.

The dining kitchen boasts an excellent range of black contemporary base level cabinets and drawers with a contrasting white worksurface with tiled splashbacks, and a Belfast sink, all positioned to take advantage of the two windows to the front. In the middle of the windows is a stainless-steel Neff extractor fan and below is a stainless steel four ring gas hob. Other appliances include a Matsui slimline dishwasher, an eye level double oven and grill, a Beko condenser dryer, an integrated Indesit washing machine and a Daewoo American fridge freezer. An island provides a two-person breakfast bar, further cabinets and pull-up sockets. A patio door provides access to the rear garden.

The master bedroom and bedroom two both benefit from mirrored sliding wardrobes. Both share a fully tiled Jack and Jill wet room with a shower, wall mounted wash hand basin, low flush WC, shelving, and a wall mounted vanity mirror.

Stairs ascend to a large first floor storage area which has restricted head height into the eaves. There are five Velux roof lights ensuring a light filled space. There is a cupboard housing the gas fired boiler. To the other end is an open bathroom with a WC, sink and shower enclosure. This whole floor is thought suitable to convert into further bedroom accommodation, subject to a planning consent and building regulations.

#### Outside

The property is approached by a long, stoned driveway accessed via a gate, which leads to a driveway providing ample parking space. A feature of the driveway is a beautiful mature twisted Willow tree. The low maintenance garden offers a high degree of privacy and has been completely hard landscaped recently by our clients. There are raised planted borders, and the boundary consists of both fencing and brick walls. The outbuilding has double patio doors to the front and single patio door to the side. It has power and houses the CCTV unit and would make a fantastic home office space or gym.

#### Location

Great Glen is an extremely popular south-east Leicestershire village and offers a wide range of local amenities including a village store, Co-Op, post office, hair salon, Methodist Chapel, three public houses, an attractive parish church at St. Cuthberts, and is surrounded by some of Leicestershire's most picturesque rolling countryside. The village lies just off the A6, conveniently located for Leicester and Market Harborough, both offer a wider range of amenities catering for day to day needs and offer centres of employment. Both also offer a mainline rail link to London St. Pancras in around an hour.



Road communication links are good; Great Glen lies just off the A6 which runs from Loughborough to the northwest to the A14 just outside Kettering. Access to the M1 and M69 can be found at both Fosse Park (Junction 21) and at the Cathorpe Interchange (Junction 19). The A47 can be reached in around 20 minutes and will take you to Uppingham, Oakham and further afield to Peterborough.

Great Glen is home to some of the finest schooling within the county and contributes towards the driving factor for many families considering a move into the village. There are several nurseries located in and around the village, of note is Little Stars Nursery located on the school site within the village at St. Cuthbert's C of E Primary School. St Cuthbert's C of E Primary School offers primary education for children aged 4 - 11 years and feeds into The Kibworth Mead Academy in the neighbouring village of Kibworth, which provides education from 11 – 16 years. In the private sector a widely renowned group of schools form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School, and Leicester Grammar School Stoneygate. Combined they offer education from ages 3 to 18 and are extremely popular.

**Tenure:** Freehold

**Local Authority:** Harborough District Council **Tax Band:** G

**Listed Status:** Not Listed **Conservation Area:** No

**Services:** The property is offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Assumed FTTC

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way, Easements & Covenants:** Yes

**Flooding issues in the last 5 years:** None

**Accessibility:** Steps to the front door. Stairs to the first floor

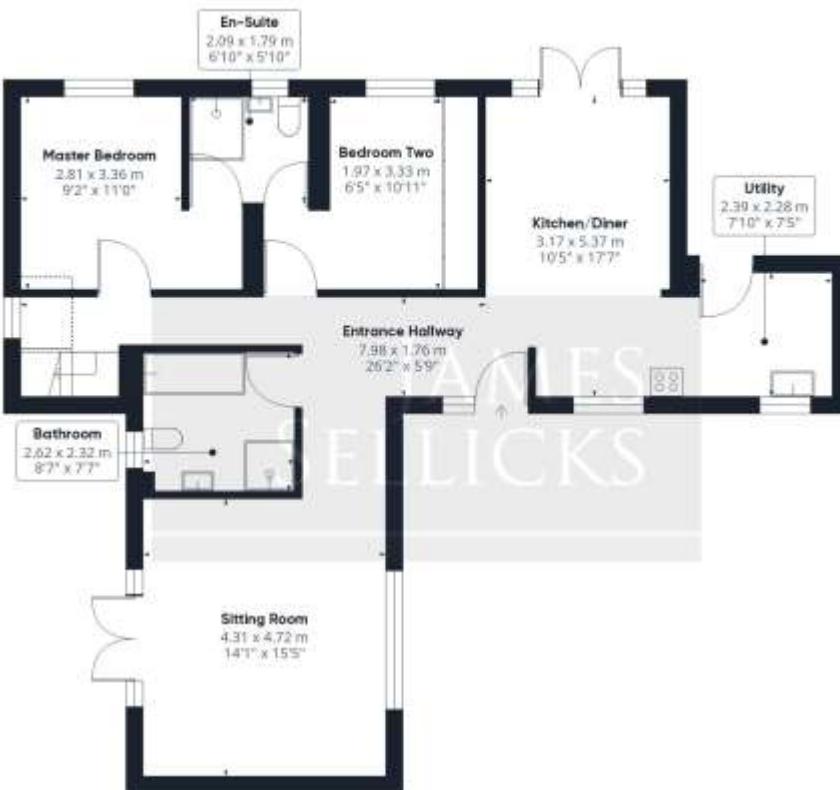
**Cladding:** None

**Planning issues:** None which our client is aware of

**Satnav Information** The property's postcode is LE8 9GE , and house number 28a.







Approximate total area<sup>(1)</sup>

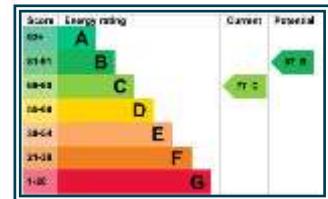
155.07 m<sup>2</sup>

1669.16 ft<sup>2</sup>

Reduced headroom

19.41 m<sup>2</sup>

208.92 ft<sup>2</sup>



<sup>(1)</sup> Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

