

29 Main Street, Great Glen, LE8 9GH



£210,000

A delightfully pretty mid terraced cottage boasting a wealth of period and character features, located centrally within the popular village of Great Glen. The village offers a variety of local amenities and is well positioned for the commuter into Oadby town and Leicester City. Adams and Jones are pleased to present the property with no upwards sales chain to aid a potentially swift completion. Very well presented, high specification accommodation briefly comprises lounge with open fire and beautiful timber ceiling beams, dining room, well appointed kitchen, two bedrooms and bathroom with a white four-piece suite. Outside there is a courtyard style rear garden with out buildings split into two sides to provide a store room and a utility.

Service without compromise

Lounge 15'0" max into recess x 12'2" (4.57m max into recess x 3.71m)



Composite double-glazed front entrance door. UPVC double-glazed window with plantation shutters to front aspect. Open fire to tiled hearth and timber mantle piece. Understairs storage cupboard. Metre cupboard. Exposed timber ceiling beams. Oak floor. Opening through to dining room.



Dining Room 8'10" x 6'10" (2.69m x 2.08m)



Double-glazed rear entrance door. Oak flooring. Boiler/storage cupboard. Radiator. Opening through to kitchen.

Kitchen 8'10" x 7'5" (2.69m x 2.26m)



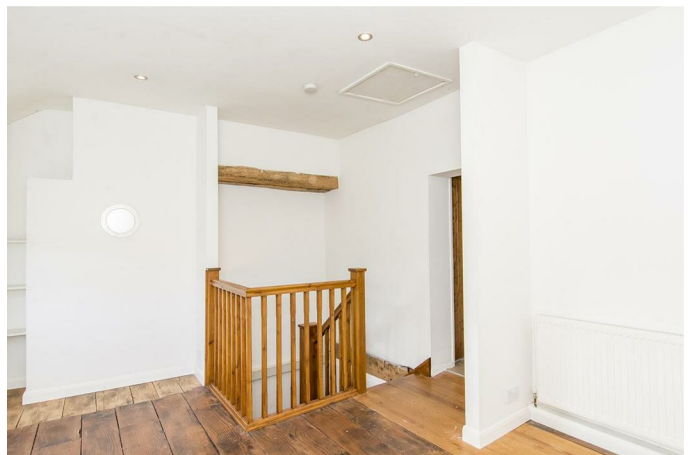
UPVC double-glazed window to rear. Wall and floor mounted units with timber work tops. Ceramic one and a half bowl sink with mixer tap and drainer inset. Electric oven. Gas hob. Integrated dishwasher. Integrated fridge. Tiled splash backs. Tiled flooring.



Bedroom One 13'8" to chimney breast x 12'1" max (4.17m to chimney breast x 3.68m max)



UPVC double-glazed window to front. Loft access hatch. Fitted wardrobes. Exposed timber floorboards. Radiator.



Bedroom Two 9'6" x 9'0" max (2.90m x 2.74m max)



L shaped with UPVC double-glazed window to rear. Radiator.



Bathroom 9'1" x 5'0" plus door recess (2.77m x 1.52m plus door recess)



UPVC double-glazed window to rear. White four piece suite comprising wc, wash hand basin, panelled bath and shower cubicle. Heated towel rail. Tiled splash backs.



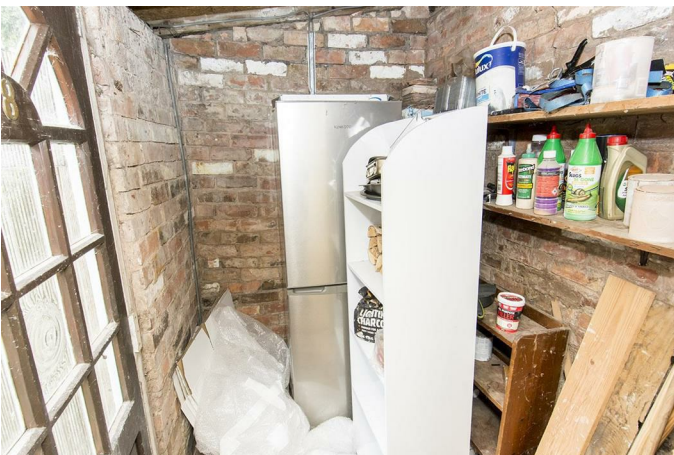
Rear Garden



Courtyard style block paved with raised timber edged plant beds.



Outbuilding Store Room 6'5" x 5'0" (1.96m x 1.52m)



Single-glazed front entrance door.

Outbuilding Utility 7'1" x 4'7" (2.16m x 1.40m)



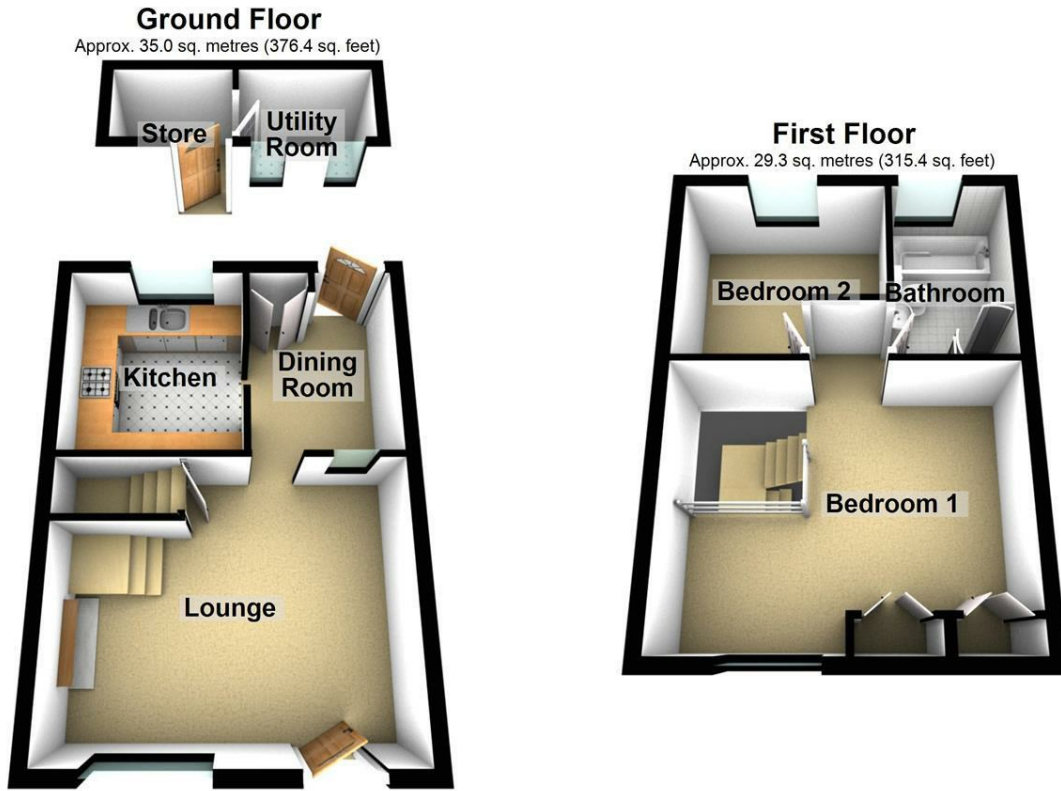
Two UPVC double-glazed windows to front. Space and plumbing for washing machine and dryer with work top over.



Note for Prospective Buyers

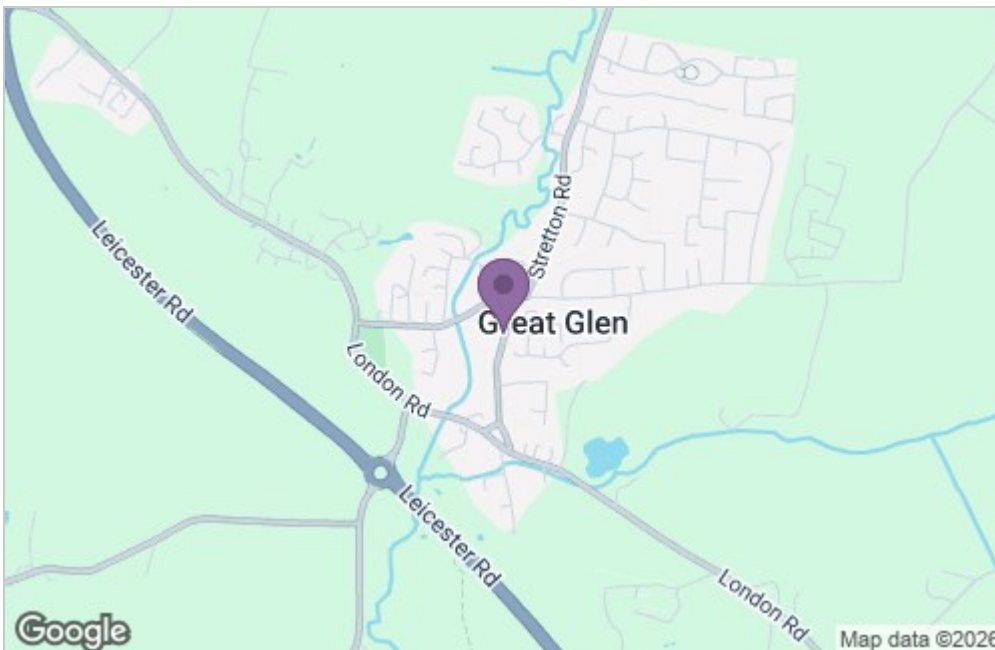
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 64.3 sq. metres (691.8 sq. feet)

Area Map



Energy Efficiency Graph

