



**Bindleys Lane, Great Glen Leicester LE8 9FA**

**welcome to**

## **Bindleys Lane, Great Glen Leicester**

A charming three-bedroom detached home located in the sought-after village of Great Glen. Offering well-proportioned accommodation including a spacious lounge with feature fireplace, dining room, kitchen diner, downstairs WC, family bathroom, garage and low-maintenance rear garden.

### **Front Garden**

Laid to lawn with shrubs.

### **Entrance Hall**

Stairs to the first floor landing, radiator, ceiling light.

### **Lounge**

Double glazed bay window to the front, radiator, ceiling light, power points, tv point, cast iron fireplace.

### **Dining Room**

Double glazed window and door, radiator, ceiling light, power points.

### **W/C**

Wash hand basin, low level WC, ceiling light, door into garage.

### **Kitchen/Diner**

Double glazed windows to the front, side and rear aspects, base and eye level cupboards, roll edge worktops, tiled splashbacks, power points, ceiling lighting, plumbing for washing machine and dishwasher, ground level boiler, fridge space, one and a half sink with drainer and mixer tap, cooker space with extractor.

### **First Floor Landing**

Ceiling light, storage cupboard, loft access.

### **Bedroom**

Double glazed window, radiator, ceiling light, power points, storage cupboard.

### **Bedroom**

Double glazed window, radiator, ceiling light, power points, storage cupboard, fitted wardrobes.

### **Bedroom**

Double glazed frosted windows, wash hand basin, low level WC, free standing bath, radiator, ceiling light.

### **Bathroom**

Double glazed frosted windows, wash hand basin, low level WC, free standing bath, radiator, ceiling light.

### **Garage**

Up and over door, power and lighting, Rear door to garden.

### **Rear Garden**

Easy to maintain patio garden

### **Agent Note**

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 141.3 m<sup>2</sup> (1,521 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Bindleys Lane,**  
**Great Glen Leicester**

- Great Glen
- Detached
- Fitted Kitchen
- Front/Rear garden
- Garage

Tenure: Freehold EPC Rating: F  
Council Tax Band: D

**£425,000**



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Property Ref:  
OAD108764 - 0003

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