



30 HIGHER GREEN

GREAT GLEN, LEICESTERSHIRE LE8 9GE

PRICE: £799,950

JAMES
SELICKS

Occupying a generous plot, this substantial detached family home offers versatile and well-proportioned accommodation extending across four reception rooms, four bedrooms and a range of ancillary spaces. The property benefits from a double garage, adjoining games room, ample off-road parking and two useful attic rooms, making it well suited to modern family living.

Substantial detached family residence • four versatile reception rooms • well-appointed kitchen with central island • utility room & ground floor WC • principal bedroom with en-suite • two further double bedrooms and a generous fourth • family bathroom • double garage with adjoining games room • two attic rooms with skylight windows • in-and-out driveway providing parking for up to four vehicles • EPC - D

Location

Great Glen is a thriving south Leicestershire village offering amenities catering for most day-to-day needs and being particularly convenient to Leicester Grammar and Stoneygate School within the village along with popular schools 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 the City of Leicester providing a wider range of facilities, professional quarters, and mainline rail access to London St. Pancras.

Accommodation

A porch opens into the entrance hall, which benefits from understairs storage. The principal living room is a particularly spacious reception area with windows to both the front and rear elevations and a feature fireplace forming the focal point of the room. This space opens into a further reception room, currently arranged as a bar area, with patio doors leading to the rear garden. The dining room also enjoys a dual-aspect outlook, while a separate reception room currently serves as a home office, providing flexibility for a variety of uses. A ground floor WC completes the reception accommodation.

The kitchen is fitted with a range of contemporary grey wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include a Bosch dishwasher, five-ring gas hob with extractor hood above and a Hotpoint double oven. A central island provides additional preparation space and informal seating. The kitchen also accommodates a Samsung American-style fridge freezer and benefits from a side entrance door. To the rear, the utility room offers plumbing for laundry appliances, space for an additional fridge freezer and a stainless-steel sink unit.

To the first floor, the principal bedroom is a generous double room with fitted wardrobes and windows to both the front and rear elevations. An en-suite shower room comprises a shower enclosure, wash hand basin and WC. Bedrooms Two and Three are both well-proportioned doubles with fitted storage, while Bedroom Four offers flexible accommodation as a guest room, nursery or spacious single bedroom. The family bathroom is fitted with a bath with shower over, wash hand basin and WC. In addition, two attic rooms with skylight windows provide further versatile space, subject to any necessary consents.





Outside

To the front of the property, an in-and-out driveway provides off-road parking for up to four vehicles and leads to the double garage. A lawned garden sits alongside the driveway, creating an attractive frontage. The rear garden is accessed via patio doors from the bar area and provides outdoor space for seating and entertaining. The double garage is complemented by an adjoining games room with a door to the rear garden, offering excellent flexibility for a range of uses including storage, hobbies, home working or additional recreational space.

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: Unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: A 5ft 6in close-boarded fence must be kept in good repair along the northern boundary. No fence to be erected to the front of the house. Must not be used as a business premises. No caravans or boats are to be kept in the front area.

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

Planning issues: None our Clients are aware of.

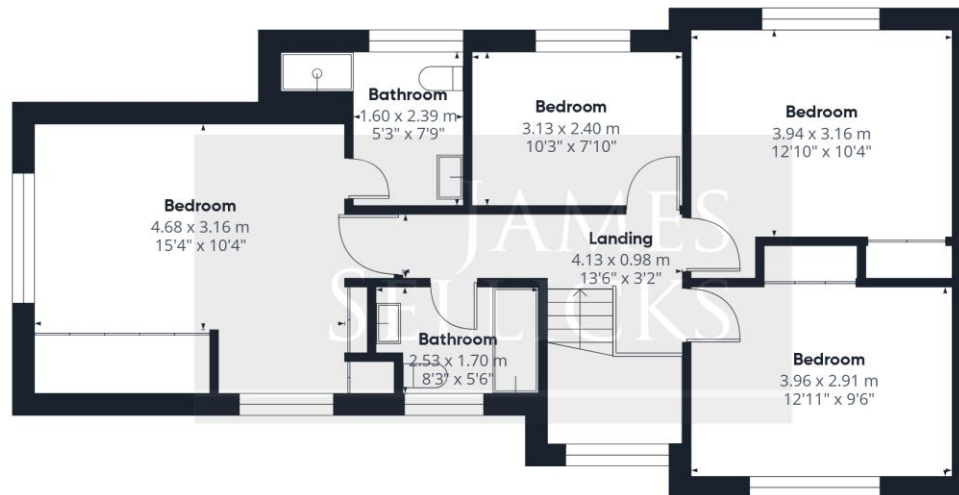
Accessibility: No specific accessibility modifications made.







Floor 1



Floor 2



Approximate total area⁽¹⁾
 214.7 m²
 2313 ft²

Reduced headroom
 0.5 m²
 5 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

(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

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesseelicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseelicks.com



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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.



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