

44 Naseby Way, Great Glen, LE8 9GS



Offers Over £210,000

Offering three bedroom accommodation at an enticing asking price is this superb mid terraced home, offered for sale through Adams & Jones with the added benefit of no upwards sales chain. It is located in the highly regarded village of Great Glen, offering a good range of local amenities whilst providing easy access for the commuter to Oadby town and Leicester City. Accommodation has recently undergone a program of redecoration and re carpeting by the current vendors and offers a fantastic blank canvas for the property to be presented to its new owner's taste. Accommodation briefly comprises entrance hallway, lounge, kitchen/diner, landing, three bedrooms and bathroom. Outside there's a lawned front garden and a good sized rear garden with brick outside store.

Service without compromise

Entrance Hallway



UPVC double-glazed front entrance door. Large storage cupboard. Meter cupboard. Shoe rack. Radiator.



Lounge 13'7" x 11'2" max (4.14m x 3.40m max)



UPVC double-glazed window to front. Radiator.



Kitchen/Diner 17'4" x 9'4" (5.28m x 2.84m)



Two UPVC double-glazed windows to rear. Double-glazed rear entrance door to garden. Fitted range of wall and floor mounted units. Electric oven. Gas hob with extractor hood over. Stainless steel one and a half bowl sink. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splash backs. Radiator.



Landing



Airing cupboard housing Worcester gas fired combination central heating boiler. Additional storage cupboard. Loft access hatch.

Bedroom One 13'3" x 10'7" max into door recess / 8'2" (4.04m x 3.23m max into door recess / 2.49m)



UPVC double-glazed window to rear. Radiator.



Bedroom Two 9'7" x 7'7" (2.92m x 2.31m)



UPVC double-glazed window to front. Radiator.



Bedroom Three 8'5" x 6'8" (2.57m x 2.03m)



UPVC double-glazed window to front. Fitted wardrobes and drawer unit. Radiator.



Bathroom 8'7" x 5'3" (2.62m x 1.60m)



Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Bidet. Panelled bath with electric shower and glazed shower screen over. Radiator.



Front Garden



Mainly laid to lawn. Gated side access pathway leading into the rear garden.

Rear Garden



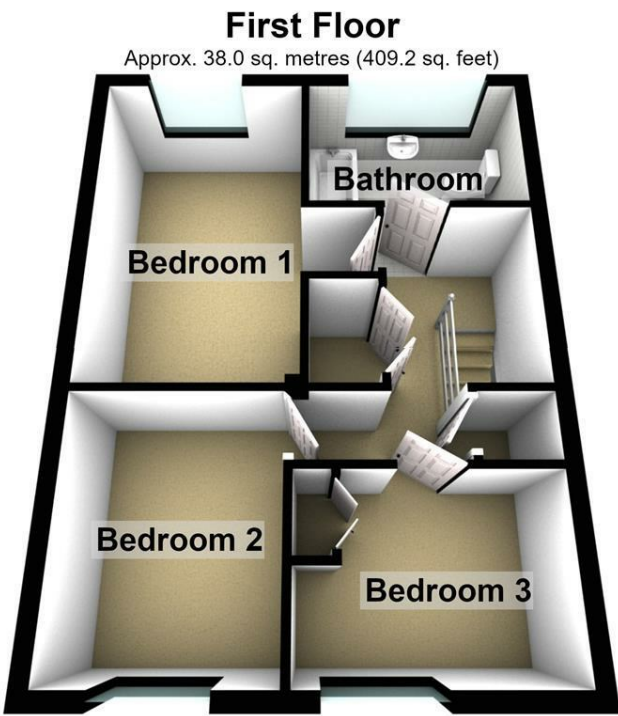
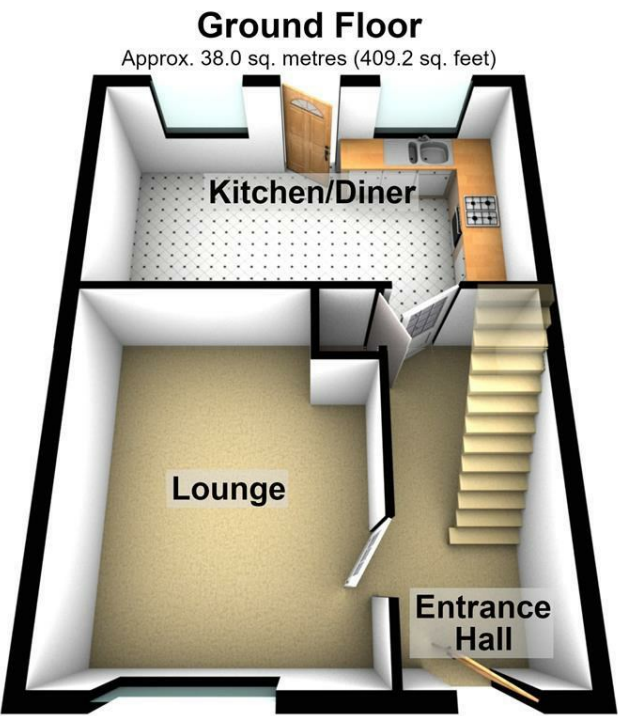
Mainly laid to lawn. Paved patio. Brick store measuring 7'2" x 3'9" with power connected.



Note for Prospective Buyers

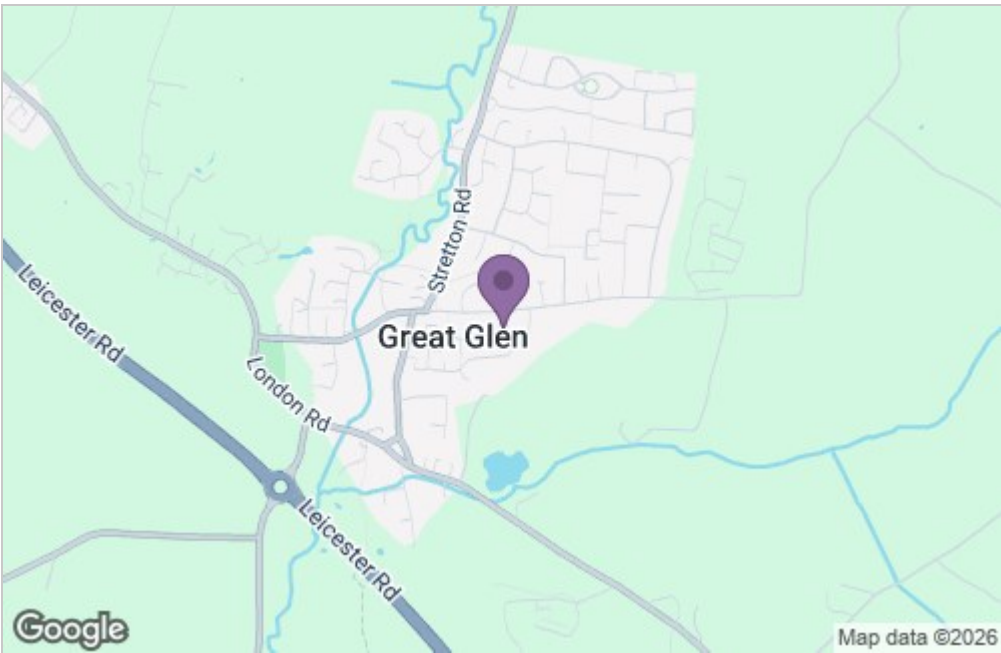
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

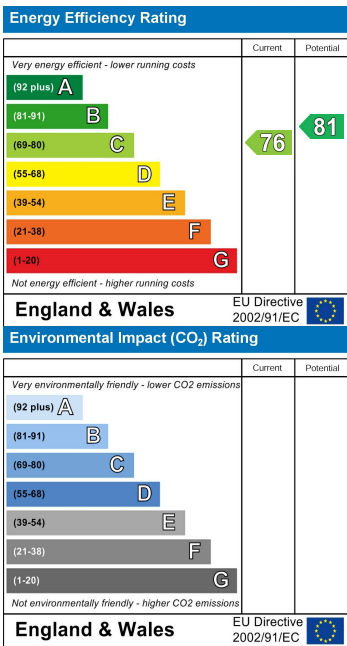


Total area: approx. 76.0 sq. metres (818.3 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise