

FLOOR PLAN

DIMENSIONS

**Entrance Hall**  
14'03 x 4'04 min (4.34m x 1.32m min)

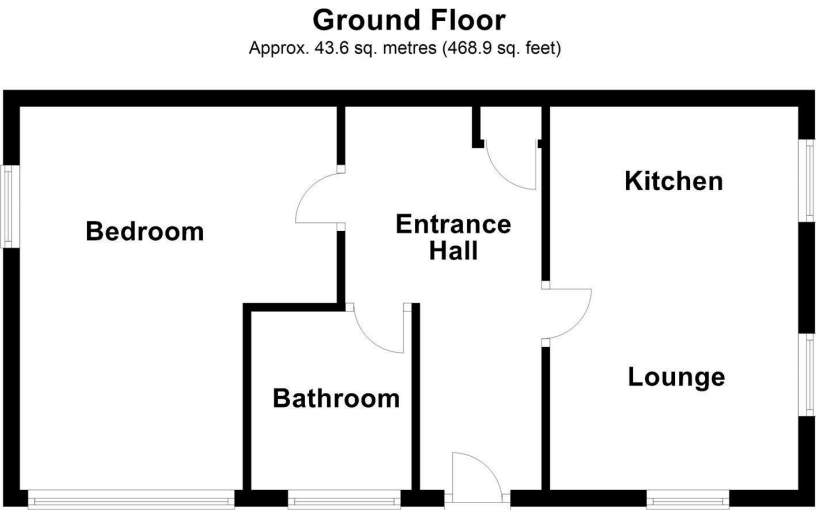
**Kitchen / Lounge**  
18'10 x 9'10 (5.74m x 3.00m)

**Bathroom**  
7'10 x 6'04 (2.39m x 1.93m)

**Bedroom**  
13'05 x 12'07 (4.09m x 3.84m)

**Outside Parking Space**

**Private Rear Garden**



Total area: approx. 43.6 sq. metres (468.9 sq. feet)

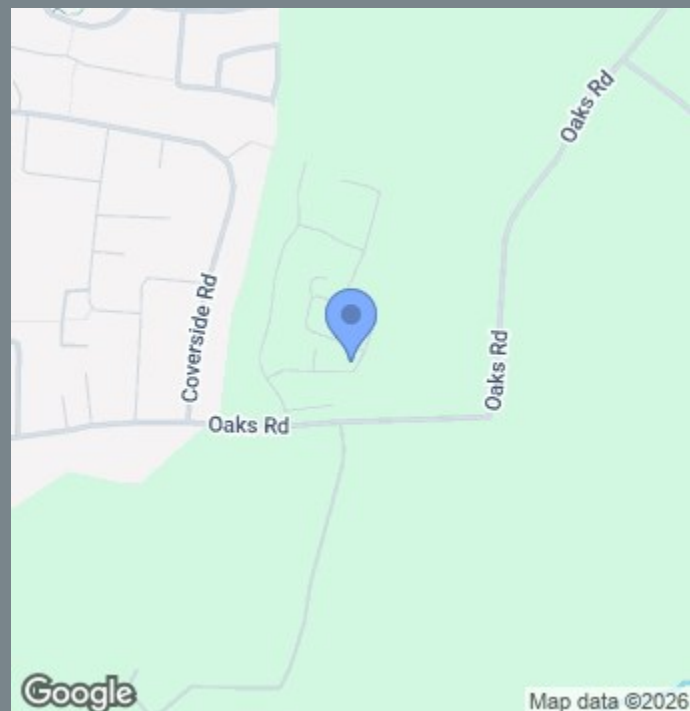


## OVERVIEW

- One Spacious Bedroom Maisonette
- Modern Bathroom
- Open Plan Kitchen
- Light & Airy Lounge
- Parking Space For One Car
- Rear Private Garden
- Amazing For First Time Buyers
- Council Tax Band - A
- Leasehold
- EPC Rating B

## LOCATION LOCATION....

Great Glen has long been regarded as one of the most sought after locations in rural south Leicestershire. The area is well placed for access to Market Harborough and Leicester city centre, both offering a wide range of shopping and recreational facilities plus mainline railway stations offering access to London. In recent years the re-siting of The Leicester Grammar School has been another major driver for families coming into the area, with Stoneygate School, Leicester High School for Girls and Uppingham and Oakham Schools being within a 30 minute car journey. The area is popular for riding, with an abundance of bridleways nearby, golfing at Glen Gorse and water sports at Rutland Water. Communications are excellent, with the M1 motorway connections at junctions 20 and 21, the M69 via junction 21 of the M1, and for travels further afield via Nottingham East Midlands Airport.



## THE INSIDE STORY

Welcome to this charming one bedroom maisonette situated on Oak Tree Road in the picturesque village of Great Glen, Leicester. This delightful property boasts a ground floor location, making it easily accessible and perfect for those seeking convenience. Upon entering, you will find a well-maintained home offering living accommodation deal for a small family or individuals looking for a cosy space to call their own. There is an open plan kitchen/diner with the kitchen having an array of wall and base units, gas hob with extractor over, oven, space for a fridge and freezer with plumbing for a washing machine too. The lounge is light and airy yet with a cosy feel. The stylish bathroom is fitted with a three piece suite comprising of a low level WC, wash hand basin and bath with shower over. The property also offers ample storage space, ensuring that you can keep your belongings neatly organised without any clutter. One of the standout features of this maisonette is the private garden, providing a tranquil outdoor space where you can relax and unwind after a long day.

With parking available for one vehicle, you won't have to worry about finding a spot after a busy day out. Additionally, the property is perfect for first-time buyers looking to step onto the property ladder and create a home of their own. Viewings are highly recommended for this property, as it truly offers a wonderful opportunity to own a charming maisonette in a desirable location. Don't miss out on the chance to make this lovely home your own - schedule a viewing today.

