
JAMES
SELLICKS
Oaks Road
GREAT GLEN, LEICESTERSHIRE



Enjoying an enviable position with magnificent, far-reaching views across adjoining open countryside, this individual three-bedroom detached bungalow occupies a generous plot with beautifully established south facing gardens. A particularly attractive feature is the benefit of a restrictive covenant affecting the field immediately to the rear, understood to protect the property's wonderful rural outlook. Offering approximately 1,338 sq. ft, including the garage and stores, the property presents an exciting opportunity for modernisation and improvement, creating a truly special home in a delightful countryside setting.

Originally owned by the developer who built the property, it was built with a void roof space, which means the weight of the roof is on the external walls. Should the buyer wish to reconfigure and develop the property this could be easily conceived, as the internal walls in the property are not load bearing. The property also has the benefit of no upward chain.

Individual three-bedroom detached bungalow • Magnificent, far-reaching views across open countryside • Generous, mature gardens backing directly onto open fields • Exciting opportunity for modernisation and improvement • Spacious sitting room enjoying beautiful countryside views • Three bedrooms and a separate study • Kitchen, bathroom and separate WC • Private driveway, integral garage and useful external stores • High ceilings throughout • Loft with huge potential

Accommodation

The property is approached via an entrance hall leading into a long central hallway, providing access to the principal accommodation. The sitting room is a particularly appealing space, enjoying delightful views across the established rear garden and the rolling countryside beyond. Generously proportioned and filled with natural light, the room benefits from a large rear-facing window and glazed doors opening towards the garden, perfectly framing the wonderful rural outlook and providing an attractive connection between the house and its surroundings, and a large, paved loggia/veranda on which to enjoy.

The kitchen is fitted with a range of traditional timber-fronted wall and base units, incorporating work surfaces, a sink positioned beneath a window and space for appliances. Whilst offering functional accommodation, there is considerable potential to update and remodel the space to create a more contemporary arrangement, subject to any necessary consents. A separate WC/utility room has plumbing and space for white appliances, and rear lobby provides additional practicality, with access to useful external storage.

The bedroom accommodation comprises three bedrooms, including two generously proportioned doubles, together with a third bedroom/dining room and separate study, offering flexibility for home working or hobbies. The bathroom is fitted with a bath, separate shower enclosure, wash hand basin and WC. Although the property would benefit from a programme of modernisation, its well-balanced accommodation and exceptional setting provide an exciting opportunity to create a beautiful home tailored to individual tastes.

Outside

The property occupies a generous and established plot, approached via a driveway providing ample off-road parking and access to the integral garage. Mature hedging, ornamental shrubs and established trees create an attractive frontage with a pleasing degree of privacy. The gardens wrap around the bungalow, providing an appealing sense of space, whilst useful external stores offer additional practicality.

The rear garden is undoubtedly one of the property's most outstanding features, extending away from the bungalow towards adjoining open pastureland and enjoying breathtaking, far-reaching views across the surrounding countryside. Predominantly laid to lawn, with mature hedging and established planting along its boundaries, the garden offers a wonderfully peaceful and private environment. A paved terrace provides the perfect place to sit and appreciate the beautiful rural outlook, whilst a central pathway leads towards the rear boundary, where the uninterrupted countryside views can be fully appreciated.







Of particular significance is a restrictive covenant affecting the adjoining field, understood to offer protection to this exceptional outlook, providing an additional attraction for purchasers seeking a home with a lasting connection to its rural surroundings.

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.

Tenure: Freehold Local Authority: Harborough District Council Tax Band: E
Listed Status: Not Listed. Built 1955 Conservation Area: No
Services: Mains services and gas central heating Loft: Part boarded, insulated, with lighting and ladders
Broadband delivered to the property: FTTC Construction: Of standard construction

Wayleaves, Rights of Way & Covenants: A restrictive covenant on the field behind prevents any building at the back of the property, protecting the wonderful open views the property enjoys.

In addition, an uplift provision will be placed on the property, in which any uplift in value from selling the covenant separately or with the property for its potential value in releasing the field as development land and its access. Further details available on request.

Flooding issues in the last 5 years: None Accessibility: One storey dwelling. No modifications for accessibility Satnav Information The property's postcode is LE8 9EG















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Approximate total area[1]

124.4 m²

1338 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

The Property Ombudsman





