

THE CROWN

GREAT GLEN, LEICESTERSHIRE



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



SALES LETTINGS SURVEYS MORTGAGES



The Crown

London Road, Great Glen
Leicestershire, LE8 9GF

A beautiful, Grade II Listed 18th Century former Coaching Inn, renovated to a high standard approximately twelve years ago, now forming a truly spacious six bedroom three-storey family home, overlooking The Village Green in this thriving south Leicestershire village. The property has been meticulously cared for by its owners, and boasts a wealth of original features including exposed brick work, ceiling beams and leaded windows.

LOCATION

Great Glen is located approximately five miles South East of Leicester and ten miles North of Market Harborough. The village offers a wide range of facilities including village store, hair salon, GP surgery, library, post office, attractive public houses and restaurants, a parish church and popular schooling including Leicester Grammar School on the doorstep.

ACCOMMODATION

The property is entered via a smart wooden front door with window to side leading into a large drawing room which has stairs rising to the first floor and has an Inglenook fireplace with exposed beam and brickwork and a cast iron log burner, halogen down spotlights and further exposed original beams. An inner lobby houses a storage/cylinder cupboard and ground floor cloakroom providing a two piece suite comprising low flush WC and wash hand basin. The inner lobby also provides access to a family room and a sitting room.

The breakfast kitchen has two windows to the front elevation and two further windows to the side, tall ceilings with exposed beams, an excellent range of eye and base level units and soft-closing drawers with granite preparation surfaces, tiled splashbacks, one and a quarter bowl undermounted stainless steel sink and granite drainer unit with chrome mixer tap, matching dresser with display cabinets, drawers, wine rack and cupboards under, an island unit providing cupboards with granite top and stainless steel four-ring Neff hob, contemporary stainless steel and glass extractor unit over, American style stainless steel fridge-freezer with matching surrounding cupboards, integrated stainless steel Neff oven and Neff dishwasher, tiled flooring and spotlights. A utility room off provides a range of base level units with worktops over, stainless steel sink and drainer unit, plumbing for automatic washing machine and tumble dryer, tiled floor, boiler cupboard housing a Vaillant boiler and, window to the side elevation and a wood and glazed door to the rear elevation.

The kitchen is open plan to the dining room which has an original stained and leaded window to the family room, exposed beam, has double doors leading through to the garden room. This room is a wonderfully light room by virtue of windows to two sides, French doors leading onto the patio area, a large roof lantern, halogen down spotlights, double doors leading into the garden and double doors leading to the family room, which has an exposed ceiling beam and brickwork with contemporary radiator, window to side and solid oak flooring and gives access to the sitting room, which has French doors and windows to the side elevation leading onto the patio.





A split level first floor landing with LED spotlights, housing a storage cupboard and the stairs to the second floor. The family bathroom has a window to the side elevation, a shower bath with curved glass shower door, pedestal wash hand basin, low flush WC, heated towel rail, part tiled walls and tiled floor. Bedroom three has a leaded window to the front elevation and original exposed ceiling beams. The master bedroom suite has steps up to a dressing area with built-in wardrobes, dressing table and a window to the rear. The bedroom has two windows to the front elevation and a further two windows to the side, tall ceilings with exposed original ceiling beams, two sets of built-in wardrobes and an en-suite bathroom with a window to the side, twin wash hand basins, a panelled bath, double shower cubicle, low flush WC, part tiled walls and tiled floor. Bedroom four has two windows to the side and a built-in wardrobe. Bedroom two has two windows to the side elevation, two built-in wardrobes and an en-suite shower room having a double shower cubicle, WC, pedestal wash hand basin, low flush WC, part tiled walls and tiled floor.

To the second floor is a landing housing a storage cupboard and leads to bedroom five which has a window to the front elevation and further Velux to the side elevation, built-in cupboards, drawers and matching desk. Bedroom six has Velux windows to either side, built-in cupboards, drawers and matching desk.

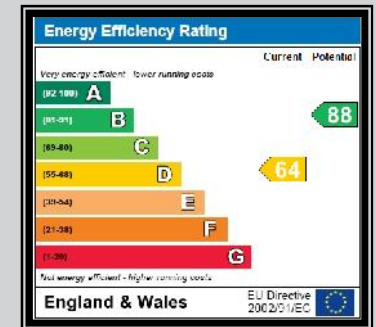
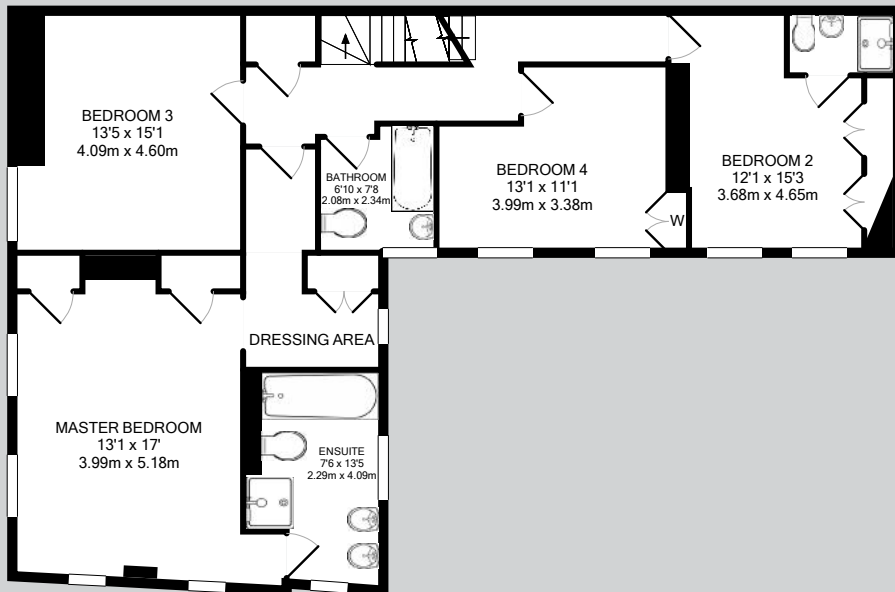
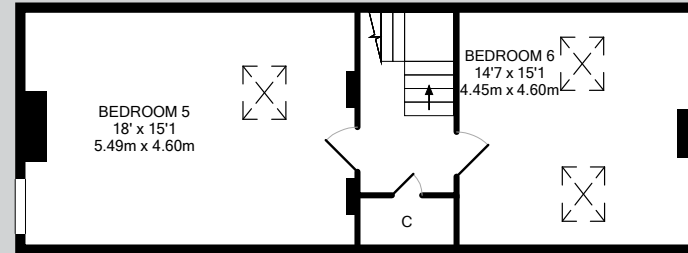
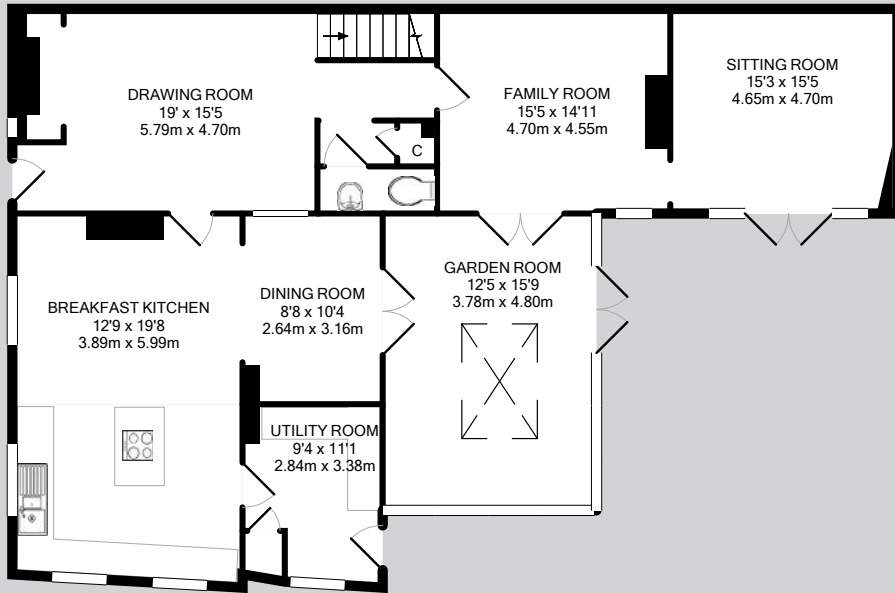
OUTSIDE

To the rear of the property is a block paved driveway providing car standing for several vehicles with mature herbaceous borders leading to a detached brick built garage with twin up and over doors, pitched roof, personal door, power and lights (and is covered by the intruder alarm for the property). Gated access leads to freshly landscaped, walled south-facing garden with shaped lawned areas, York stone path and patio and mature herbaceous borders. The property owns the lawned area to the south side of the wall and this forms its border.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a Southerly direction, passing over the Victoria Park roundabout through Stonegate and on to the Oadby bypass. Continue to the A6 roundabout and turn first left as signposted towards Great Glen, passing the Pug and Greyhound Public House where the property can eventually be located on the left hand side, on the corner of Main Street, as indicated by our "For Sale" sign.





The Crown, London Road, Great Glen, Leicester LE8 9GF

Total Approximate Gross Internal Floor Area = 3013 SQ FT / 280 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



Leicester Office
 56 Granby Street
 Leicester LE1 1DG
 0116 2854 554
 info@jamesellicks.com

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437



JAMES SELICKS

www.jamesellicks.com

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each other.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements 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.

SALES LETTINGS SURVEYS MORTGAGES