

# THE Paddock

FORDVIEW CLOSE  
GREAT GLEN  
LEICESTERSHIRE

GUIDE PRICE: £995,000



JAMES  
SELICKS

A superb six-bedroom detached family home offering exceptional living space and beautiful landscaped gardens.

Spacious, versatile accommodation • Impressive reception hall & galleried landing • Elegant sitting room with patio doors to the garden • Open-plan living kitchen • Ground floor bedroom & en-suite • six bedrooms • Driveway • Landscaped wraparound gardens • Quiet cul-de-sac • EPC - C

#### Location

The property is located in this popular south east Leicestershire village providing some picturesque views. Great Glen lies approximately seven miles south east of the city centre and offers a range of facilities including a Parish church, GP surgery, village store, post office, hair and beauty salon, library, local primary school and three public houses. A wider range of facilities can be found within nearby Oadby and Market Harborough.

#### Accommodation

The welcoming reception hall sets the tone for the home, featuring a solid oak front door with glazed side panels and an elegant staircase rising to the galleried landing above. From here, double doors open into a spacious sitting room with patio doors and large windows framing views across the rear terrace and gardens, complemented by a cast-iron log burner set on a granite hearth.

The ground floor accommodation is thoughtfully designed and includes a cloakroom, a secondary kitchen and utility area, and a versatile ground floor bedroom with built-in wardrobes and an en-suite shower room. A cosy snug provides the perfect space to relax, with French doors opening onto the garden.

At the heart of the home is the stunning open-plan living kitchen, a bright and contemporary space with two front-facing windows, a large picture window affording field views and patio doors opening to the rear terrace, filling the room with natural light. Fitted with an excellent range of modern white units and soft-closing drawers, granite preparation surfaces, and a large island with breakfast seating. Integrated appliances include an induction hob, oven, drinks cooler, and dishwasher. Underfloor heating flows throughout the kitchen, hallway, and a cloakroom for added comfort.

#### Outside

Tucked away at the head of a quiet cul-de-sac, this impressive property enjoys an enviable setting. A broad block-paved driveway provides ample parking for numerous vehicles and leads to the delightful, beautifully landscaped wraparound gardens offering multiple seating and entertaining areas to enjoy the stunning views.

**Tenure:** Freehold. **Listed Status:** None.

**Conservation Area:** None.

**Local Authority:** Harborough District Council, **Tax Band:** F

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre, speed unknown.

**Wayleaves, Rights of Way & Covenants:** Cannot increase the height of the bungalow. Public right of way adjacent, in ownership.

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

**Accessibility:** Single-storey property, no accessibility modifications made.

**Planning issues:** None our Clients are aware of.







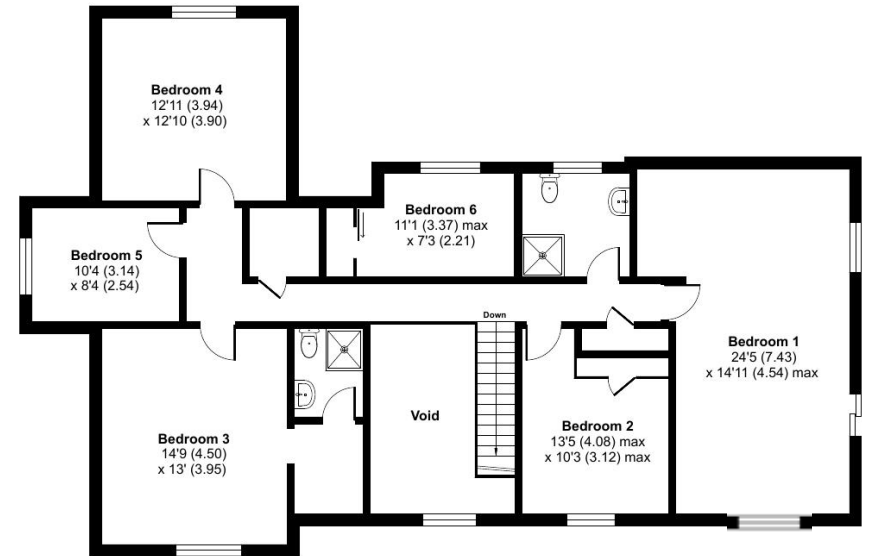




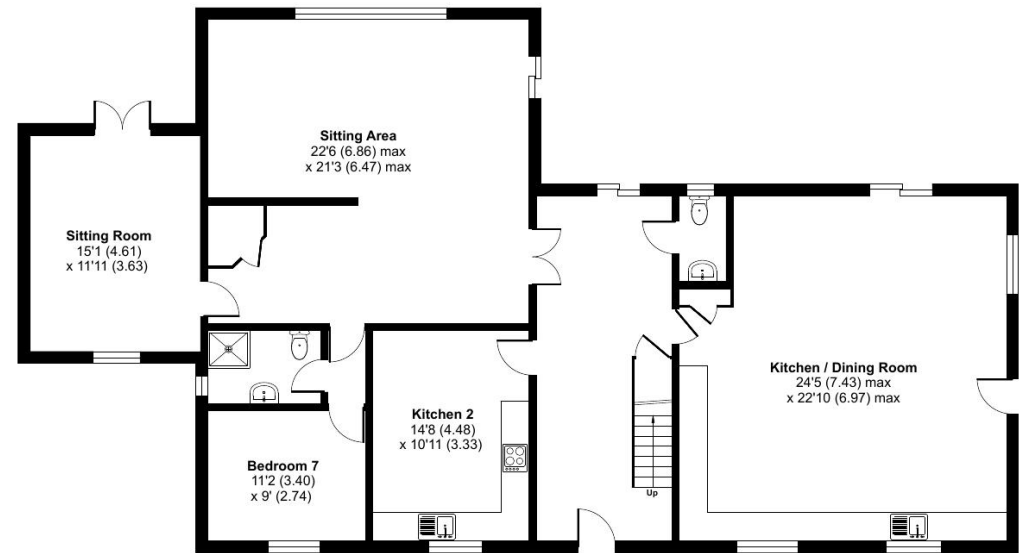
# Fordview Close, Great Glen, Leicester, LE8

Approximate Area = 3131 sq ft / 290.8 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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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.

