

**Beechfield Close**

**Great Glen, Leicester, LE8 9EU**

**Asking Price: £395,000**



**Oliver Rayns**  
ESTATE AGENTS



- Extended Detached Property
- Entrance Hallway
- L-shaped Fitted Breakfast Kitchen
- Split Level Living Room / Dining Room
- Four Family Bedrooms
- En-Suite & Family Bathroom
- Front & Rear Gardens
- Integral Garage & Driveway
- Sought After Location
- No Upward Chain

Within the wonderfully peaceful and rural village of Great Glen is this impressive detached house that offers great open-plan living, perfect for family life and nearby to plenty of green space.

We're delighted to offer for sale this charming detached family property in the heart of a quiet and peaceful close with a beautiful garden that backs onto open farmland with far-reaching views. Sitting in the picturesque, historic village of Uppingham, which is popular with families and known for its markets, this lovely home offers well-presented and bright accommodation with a garage and off-road parking.

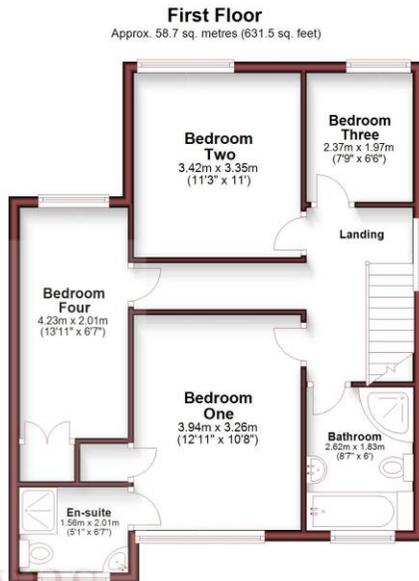
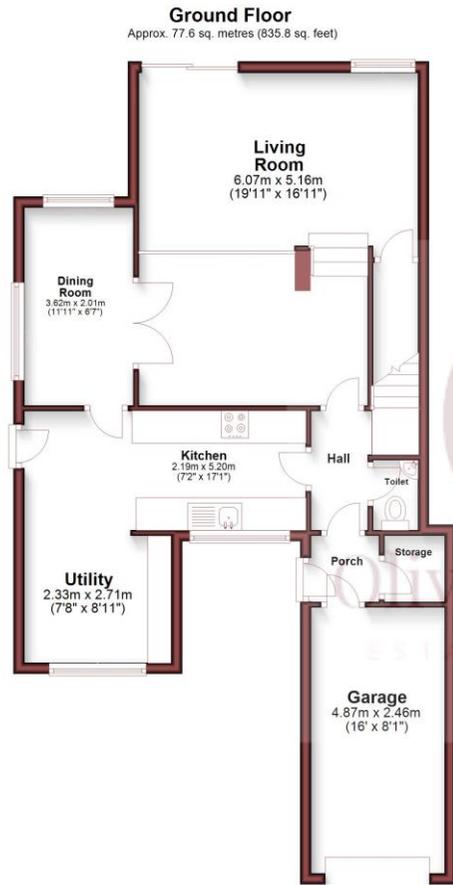
With a deep frontage, the property is approached via a paved pathway to a part-glazed door into a handy porch, ideal for coats, boots and shoes. As you step into the entrance hall, you will appreciate the space and brightness. The stairs to the first floor are on the right and beneath is a large open space, perfect for a side table or desk. Beyond is the cloakroom which has a low-level WC and corner wash hand basin with a mixer tap and tiled splashback.

An inner hall leads you through the property to the double-aspect living/dining room provides views over the front and rear gardens, as well as the fields at the back, with large picture windows that allow plenty of light to flow through. Sliding double-glazed doors lead out onto the terrace and garden.

At the end of the hall is the good-sized kitchen/breakfast room, which has a range of wall, base and drawer units with work surfaces and part-tiled walls above. The single drainer sink with a mixer tap sits beneath the window overlooking the rear, where you can enjoy the fabulous views. There is space for a electric cooker with an integrated extractor hood above, an undercounter fridge, a washing machine and a dishwasher.







Total area: approx. 136.3 sq. metres (1467.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.  
Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Oliver Rayns

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