

**Oak Tree Road  
Great Glen, Leicester**

Asking Price: £375,000





OAK TREE ROAD

- Three-Bedroom Detached Home
- Sought-After Great Glen Location
- Modern Kitchen/Dining Room
- Spacious Sitting Room
- Modern Family Bathroom
- Main Bedroom With En-Suite
- Useful Separate Utility Room
- Downstairs WC
- Private Rear Garden
- Garage And Parking

**A stylish three-bedroom detached home in the heart of Great Glen. Modern throughout, with a generous kitchen/diner, en-suite to the main bedroom, private garden and garage.**

A beautifully presented three-bedroom detached home in the sought-after village of Great Glen set on a modern development with an attractive frontage and pleasant open outlook, the property has been finished to a high standard throughout and benefits from a private rear garden and garage.



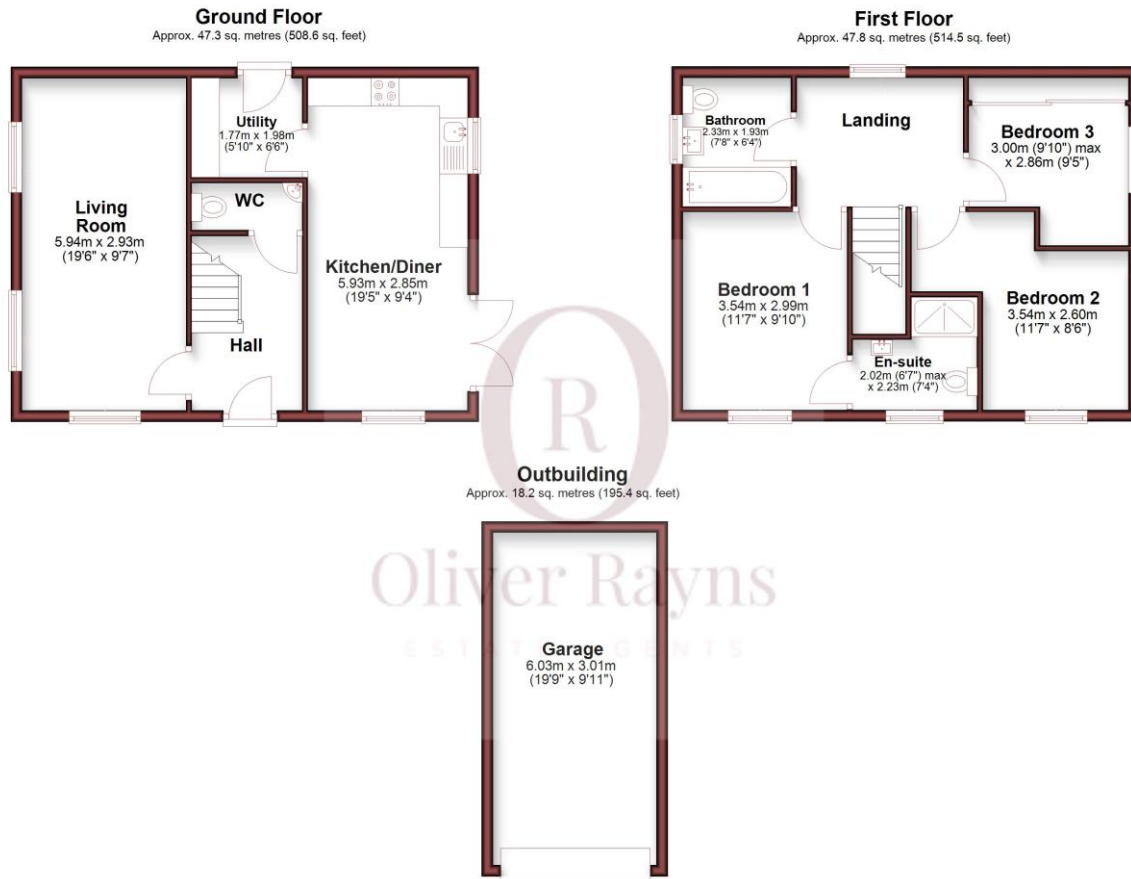
The ground floor begins with a welcoming entrance hall, with access to a downstairs WC and useful storage. The sitting room is a well-proportioned reception space, finished in neutral tones and offering an ideal setting for relaxing or entertaining.

To the rear of the home is a stylish kitchen/dining room, fitted with a range of modern units and integrated appliances. French doors open directly onto the rear garden, bringing the garden into the heart of the home. A separate utility room provides additional appliance space and access to the side of the property.

To the first floor, the property offers three bedrooms. The main bedroom benefits from fitted wardrobes and an en-suite shower room, with the remaining bedrooms serving equally well as family rooms, a guest room or a home office. A modern family bathroom completes the first floor.

Externally, the rear garden is mainly laid to lawn with a patio seating area, enclosed by brick walling and timber fencing. A garage and additional parking are accessible from the side of the property. Great Glen is a popular and well-connected village offering local amenities, well-regarded schooling and countryside walks, with easy road access to Leicester, Market Harborough and the surrounding villages.





Total area: approx. 113.2 sq. metres (1218.5 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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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