



8 Beechfield Close

, Great Glen, LE8 9EU

Offers Over £350,000

This charming three-bedroom detached family residence is nestled in the highly sought-after neighbourhood of Great Glen. Perfect for families or first time buyers, this home offers convenient access to local amenities and is just a short drive to Oadby Town Centre, with easy routes to the A46 heading towards Market Harborough. The property has been lovingly maintained and features an inviting entrance porch, a cloakroom, a spacious lounge/diner, a fully equipped kitchen, a utility area, and an additional reception room on the ground floor. Upstairs, you'll find three generous double bedrooms and a modern shower room. The expansive rear garden provides ample outdoor space, while the front boasts a driveway that leads to a garage.

- Three double bedrooms
- Sought after location
- Through Lounge/diner
- Extra reception room
- Garage
- Separate utility area
- No chain

Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



3
 1
 2

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
<div style="background-color: #28a745; width: 100%; height: 10px;"></div> (92 plus) A		<div style="background-color: #28a745; width: 100%; height: 10px;"></div> (92 plus) A	
<div style="background-color: #ffc107; width: 100%; height: 10px;"></div> (81-91) B		<div style="background-color: #ffc107; width: 100%; height: 10px;"></div> (81-91) B	
<div style="background-color: #ffc107; width: 100%; height: 10px;"></div> (69-80) C		<div style="background-color: #ffc107; width: 100%; height: 10px;"></div> (69-80) C	
<div style="background-color: #ffc107; width: 100%; height: 10px;"></div> (55-68) D		<div style="background-color: #ffc107; width: 100%; height: 10px;"></div> (55-68) D	
<div style="background-color: #ffc107; width: 100%; height: 10px;"></div> (39-54) E		<div style="background-color: #ffc107; width: 100%; height: 10px;"></div> (39-54) E	
<div style="background-color: #ffc107; width: 100%; height: 10px;"></div> (21-38) F		<div style="background-color: #ffc107; width: 100%; height: 10px;"></div> (21-38) F	
<div style="background-color: #ffc107; width: 100%; height: 10px;"></div> (1-20) G		<div style="background-color: #ffc107; width: 100%; height: 10px;"></div> (1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.