



25 Stonehill Drive

, Great Glen, LE8 9EL

Offers In Excess Of £250,000



Charming family home in a favoured part of this highly desirable South Leicestershire Village. Convenient for local amenities. Mid-way between Leicester & Mkt Harborough. Close to schools in state & private sectors . Excellent road & rail links approx. 1 hour from Central London by train.

- END TERRACED FAMILY HOME
- LARGE LOUNGE
- DINING KITCHEN WITH UTILITY ROOM
- 3 BEDROOMS AND FAMILY BATHROOM
- SET WELL BACK FROM THE ROAD
- ENCLOSED REAR GARDEN
- PARKING AND A GARAGE IN A BLOCK TO THE REAR
- COUNCIL TAX BAND B EPC RATING tbc
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



THE ACCOMMODATION

Set well back from the road in a slightly elevated position, this charming family home represents an exceptional opportunity for a young family, an investor or a down-sizer to obtain a spacious 3 bedroom property in a highly sought-after location close to schools and amenities. Benefiting from uPVC double glazing and Gas Central Heating, the house is entered through an open porch into the entrance hall with a downstairs wc off. A door leads into a very spacious and delightfully presented lounge with a window to the front and a staircase rising to the first floor, behind an unusually designed chimney breast. There is a door into the dining kitchen which has ample space for a family dining table with the kitchen area having been fitted with a range of modern base and wall units, a built under oven and an electric hob. There is also space for a fridge freezer and a door leads out into the utility room with space and plumbing for additional white goods and an external door leading out into the garden. Upstairs, off a spacious landing there are 2 well-proportioned double bedrooms, one overlooking the front, and one to the rear. Also to the front, bedroom 3 is a good sized single. Presently fitted with a range of wardrobes and used by the current owner as a dressing room, it could easily be restored for use as a bedroom or a work from home space. A beautifully re-fitted family shower room comprising a toilet, sink and walk-in shower cubicle completes the first floor accommodation.

OUTSIDE

The house stands well back from the road with a deep front garden laid mainly to lawn with a path to the front door and pedestrian access to the rear. The rear garden has been thoughtfully designed with low maintenance in mind and laid with decorative slabs to create an excellent entertaining space with a timber storage shed. A gate at the bottom of the garden leads out into a residents walk-way and into a compound with a garage in a block and a dedicated vehicle parking space.

THE AREA

Stonehill Drive is a popular Road within the village having a good selection of dwellings ranging from 2 bedroom apartments and 3 bedroom terraced houses, up to large 4 and 5 bedroom detached homes. Located just off the much sought-after Coverside Road it is convenient for the amenities within the village and just a short walk from St. Cuthberts Primary School. Great Glen is a highly desirable and much sought after historic village in the Harborough district of the county, midway between Leicester and Market Harborough. A settlement has existed on the site since before 1066 but grew significantly in size in the mid-18th century as the Leicester to London Stage Coach route passed through and Great Glen became an important stop with The Old Crown and The Greyhound being built as coaching inns. The old road developed into the A6 and ran through the centre of the village until 2003 when the by-pass was built. The village has grown in recent years with the addition of several new housing developments whilst still retaining the feel of a village community. The village centre has a good selection of amenities including cafes, hairdressers, a post office and co-op store; a doctor's surgery, library and village hall and 3 popular public houses. Schooling in both state and private sectors are well represented in the area including The Leicester Grammar and The Stoneygate School. There are also a number of leisure facilities nearby whilst day to day amenities including shops and supermarkets, pubs restaurants and banking facilities can be found 2 miles away in the neighbouring town of Oadby. Great Glen remains very popular with local buyers and with commuters due in part to its proximity to Leicester city centre and improvements at Market Harborough railway station now allowing travel to London St. Pancras in less than 1 hr



Floor Plan



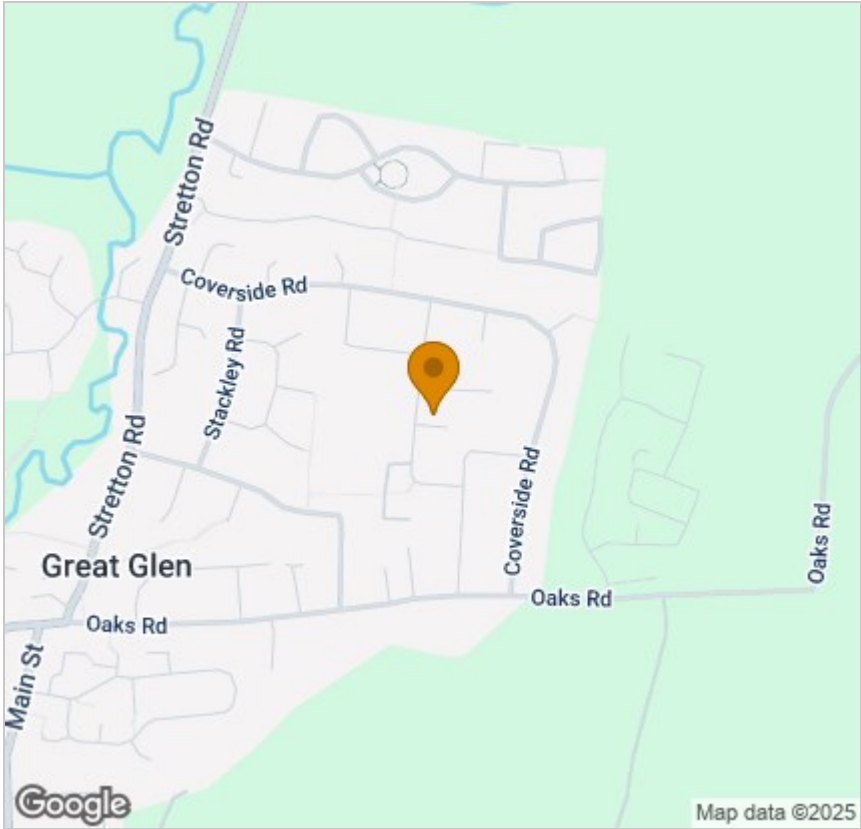
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

