



6 Stonehill Drive

Great Glen, Leicester, LE8 9EL

O.I.E.O £325,000



Located on Stonehill Drive in the desirable south west Leicestershire village of Great Glen sits this delightful semi-detached house with versatile accommodation. The property was originally built with three first floor bedrooms, two reception rooms and a ground floor bathroom. Our clients have converted the third bedroom into a shower room providing new owners with the opportunity to have two double bedrooms and shower room on the first floor, with either dining room or a third bedroom with the benefit of the ground floor bathroom for guests/family. The property also benefits from a good sized storm porch, a fitted kitchen/diner and beautiful extensive gardens. Subject to the relevant planning permissions, the property has the potential to be extended to provide further living and sleeping accommodation. Internal viewing is truly essential to fully appreciate the property and potential on offer.

- Versatile Semi Detached House
- Two/three Bedrooms, Two Bathrooms
- Lounge & Kitchen/Diner
- Garage & Off Road Parking
- Extensive Rear Garden
- Desirable Village Location
- Walking Distance to Primary School
- EPC Rating D Council Tax Band C
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



The Accommodation

Set well back from the road this charming family home represents an exceptional opportunity for a family to obtain a spacious 2/3 bedroom property with versatile accommodation and great opportunity to extend (STP) 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 a large porch into the entrance hall with a three piece downstairs bathroom off, and a staircase rising to the first floor,

Doors leads from the entrance hall into a spacious and well presented dining room/third bedroom with a window to the front . There is also a door to the spacious lounge with views over the rear garden, and finally into kitchen/diner which has been fitted with a range of modern base and wall units, a built-in oven and an electric hob. There is also space for a fridge freezer and a door leads out into the 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.

A 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 paved off road parking providing access to the garage.

The rear garden has been thoughtfully designed with a paved patio laid with decorative slabs to create an excellent entertaining space with a brick built outhouse. Steps lead down to an extensive lawn which, with well stocked borders provide shape and feature to the rear garden. A path leads to the side of the garage where a gate provides access to the front of the property

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.

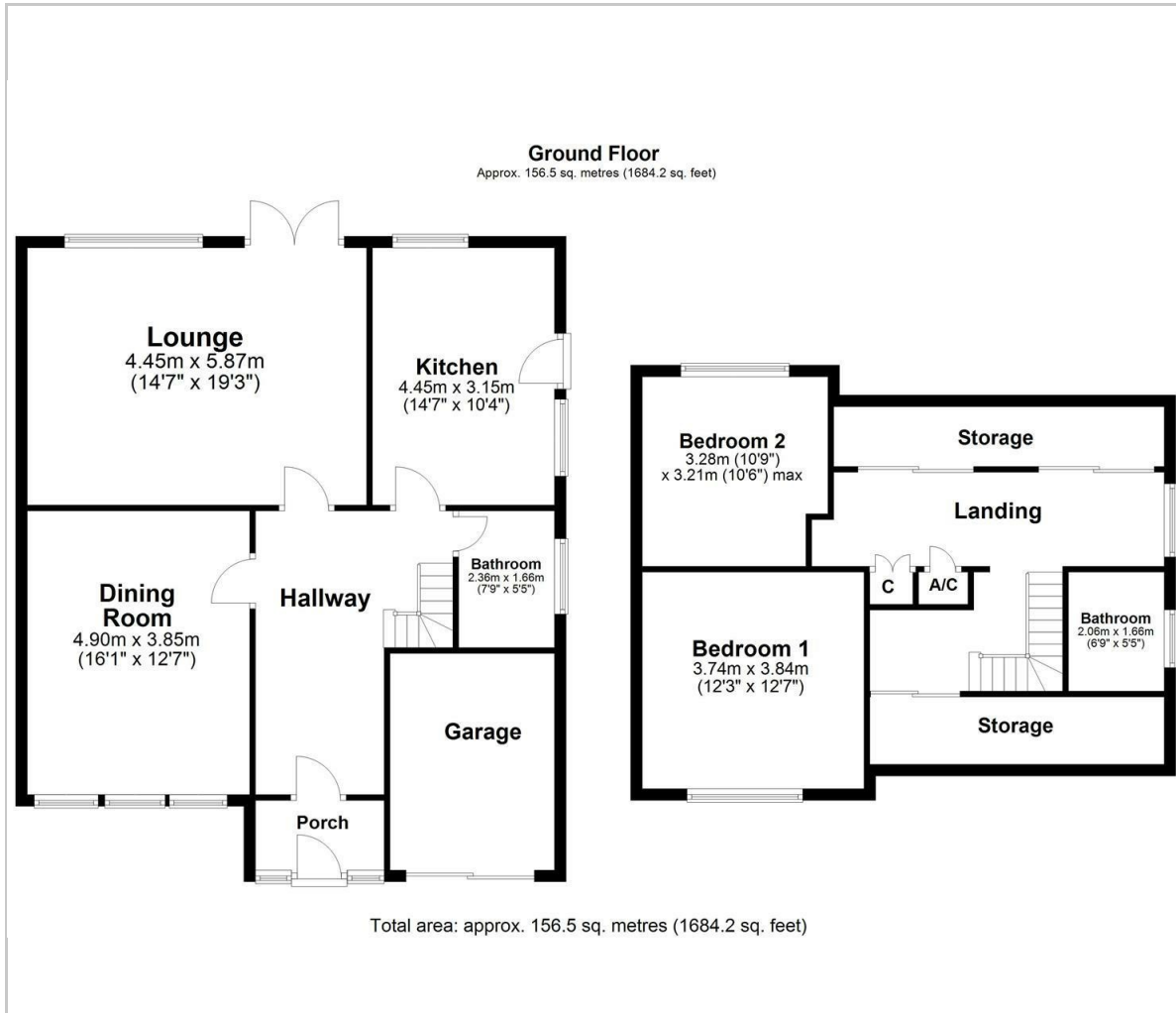
The village has grown in recent years with the addition of several new housing developments whilst still retaining the feel of a village community.

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 Stonegate 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



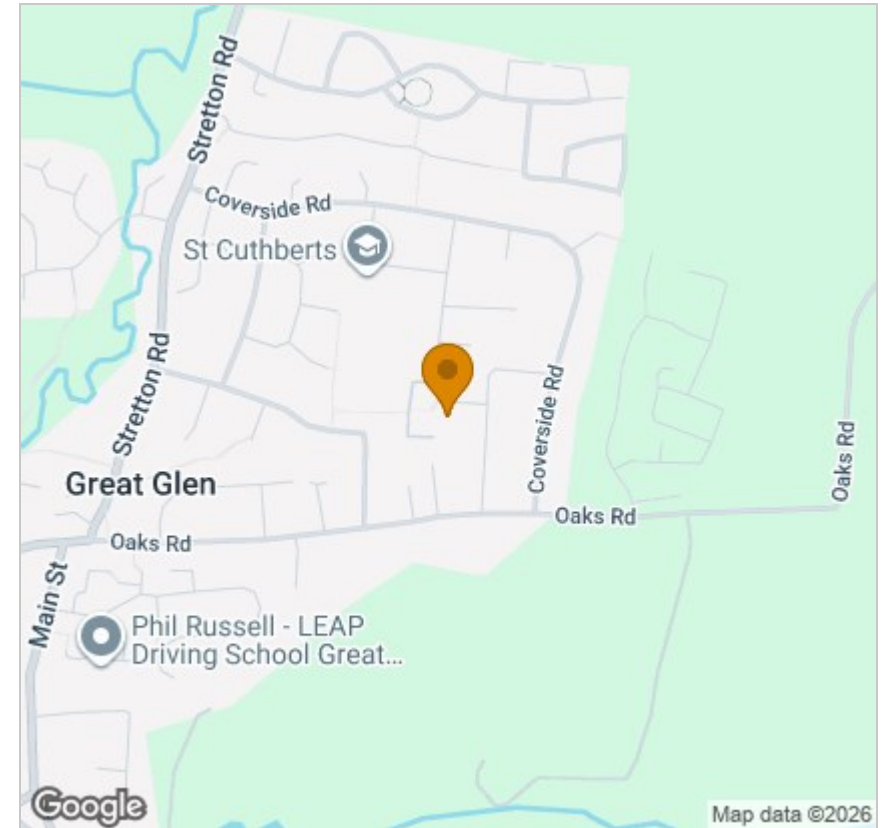
Viewing

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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 