

16 Stretton Road
Great Glen
Leicester
LE8 9GN

£750,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

This beautifully presented home is offered for sale in excellent decorative condition and is located in the popular village of Great Glen. The spacious layout provides a superb floorplan that allows flexibility of use and offers a variety of options to many rooms.

The ground floor accommodation flows from a welcoming reception hall and comprises a spacious sitting room with French doors to the rear garden, a well-proportioned family room with bay window, and study/home office. The focal point to this impressive home is the fantastic modern kitchen/dining room which flows from the living room and features a central island and bi-folding doors to the rear garden. Additional features include the guest WC and utility room with access to the integral garage.

To the first floor, the property boasts a modern family bathroom and five well proportioned bedrooms with the master bedroom featuring a Juliette balcony and ensuite shower room and an additional ensuite shower room to bedroom two.

Outside

The extensive frontage features a block paved driveway providing off road parking for a

number of cars and access to the integral garage. The generously sized rear garden can be found predominantly laid to lawn with a host of mature trees and well established borders. The garden also features a sizeable paved patio area, superb for outdoor entertaining and the garden offers a good degree of privacy.

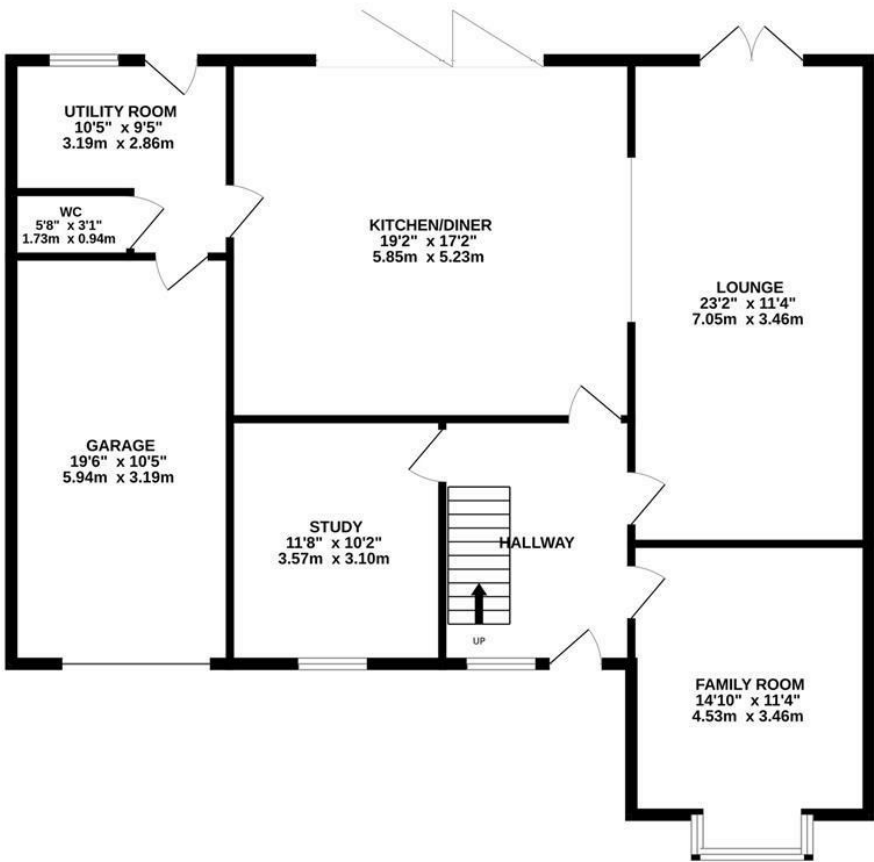
Location

Great Glen, a popular village with day-to-day amenities including a Co-op supermarket, tea rooms, library, Post Office and three public houses and with an active community centred around the village hall. There are more comprehensive amenities in nearby Leicester and Market Harborough. Transport links are excellent, with rail services to London St Pancras International and East Midlands motorway network is accessible from the M1, with the M6, M42 and A14.

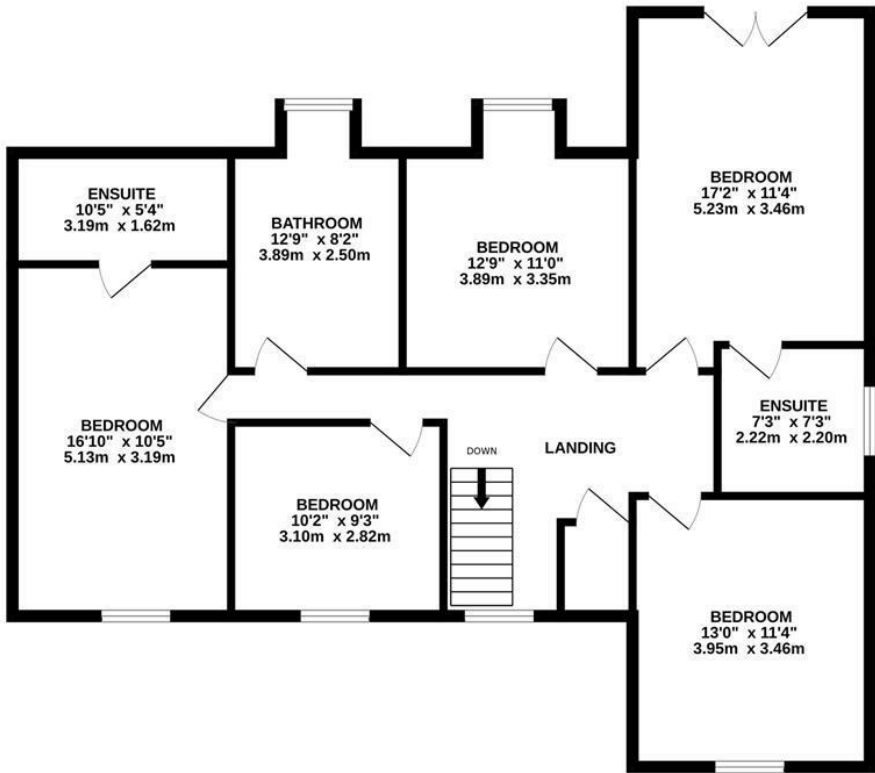
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Floor Plan

GROUND FLOOR
1276 sq.ft. (118.5 sq.m.) approx.



1ST FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 2360 sq.ft. (219.3 sq.m.) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Three well proportioned reception rooms



Stunning kitchen/dining area providing a superb hub to the home



Five bedrooms, all of which are generously sized and the master featuring a Juliette balcony



Guest WC, family bathroom and two ensuite shower rooms



Larger than average rear garden that offers good degree of privacy



Off road parking for a number of cars and access to an integral garage





SELLER'S SECRET

We have thoroughly loved living here and enjoyed the renovations that we have undertaken. We feel it is a fantastic family home with a lot to offer and are confident the next owner will enjoy it just as much as we have.



Why we like it....

This property is fantastic throughout and there are so many positives but one thing that sticks out for us is the stunning kitchen/dining area with the bi-folding doors out to the extensive rear garden. This will be on most buyers wish lists!

OSCAR JAMES

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To buy or not to buy....
