



**Goadby Road, Glooston, LE16 7SS**



# Property Description

Constructed by Hazelton Homes in 2008/2009, is this small development of two and three storey properties situated in the much loved village of Glooston. This beautifully presented property offers well planned living space across two floors with limitless access to beautiful south Leicestershire countryside.

The accommodation briefly comprises, of an entrance hallway with a ground floor cloakroom off which is fitted with a modern white suite. The re-fitted kitchen has a good range of base and wall units with a solid wood worktop, inset sink with drainer and built-in appliances that include an electric oven with a warming drawer below and a combi microwave oven above, induction hob with hood over, washer/dryer and a dishwasher. The living/dining room is a bright and airy room with a half glazed roof and patio doors that give direct access to the rear garden. A central fireplace boasts an inset woodburning stove that is set on a raised hearth with a stone surround.

To the first floor there are two double bedrooms and a single room, the principal bedroom boasts a modern en-suite shower room, and there is also a well appointed family bathroom fitted with a white modern suite.

Directly to the front of the property there is a pleasant lawned garden area, with a pathway that leads down to Goadby Road and to the side of the properties, there is a shared driveway that gives access to a single garage and to two allocated parking spaces. The rear garden has a flagged patio area, shaped lawn and shrub borders, enclosed by timber fencing and a personal gate to the garage and parking area. .

Located in the heart of the picturesque south east Leicestershire village of Glooston surrounded by attractive open countryside with numerous walks along scenic footpaths, the village has an historic church and village hall, whilst the nearby thriving town of Market Harborough has excellent shopping and supermarket facilities, bars, restaurants, schools, a theatre and leisure cent



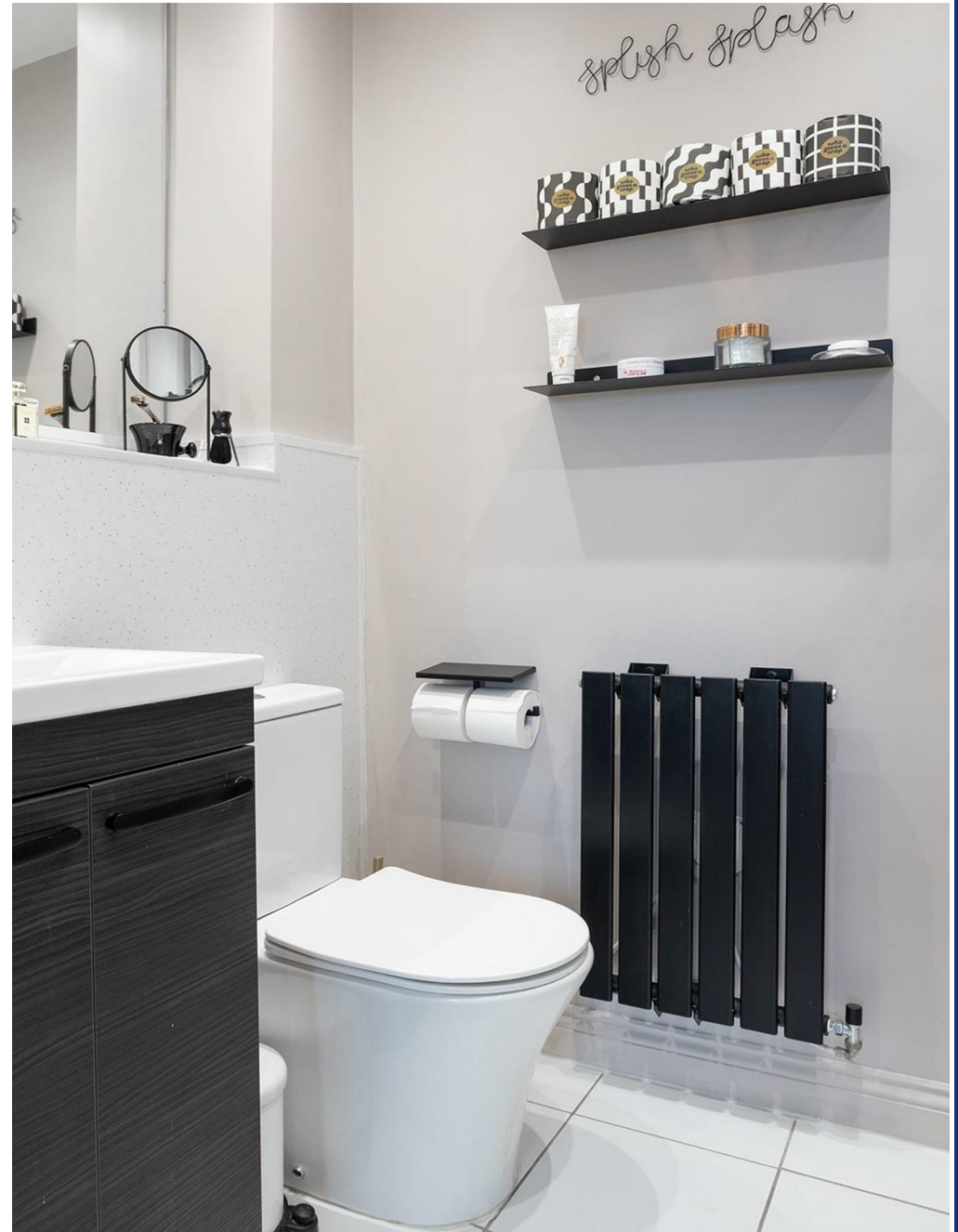


## Key Features

- Village Location
- Stylish Living Room/Dining Room With Wood Burning Stove
- Re-Fitted Kitchen With Built In Appliances
- Three Bedrooms (Principal Bedroom with En-Suite)
- Modern Bathroom
- Garage and Car Standing For Two Vehicles
- Rear Garden With Patio and Lawned Area
- Access to Beautiful South Leicestershire Countryside

**Offers Over  
£375,000**

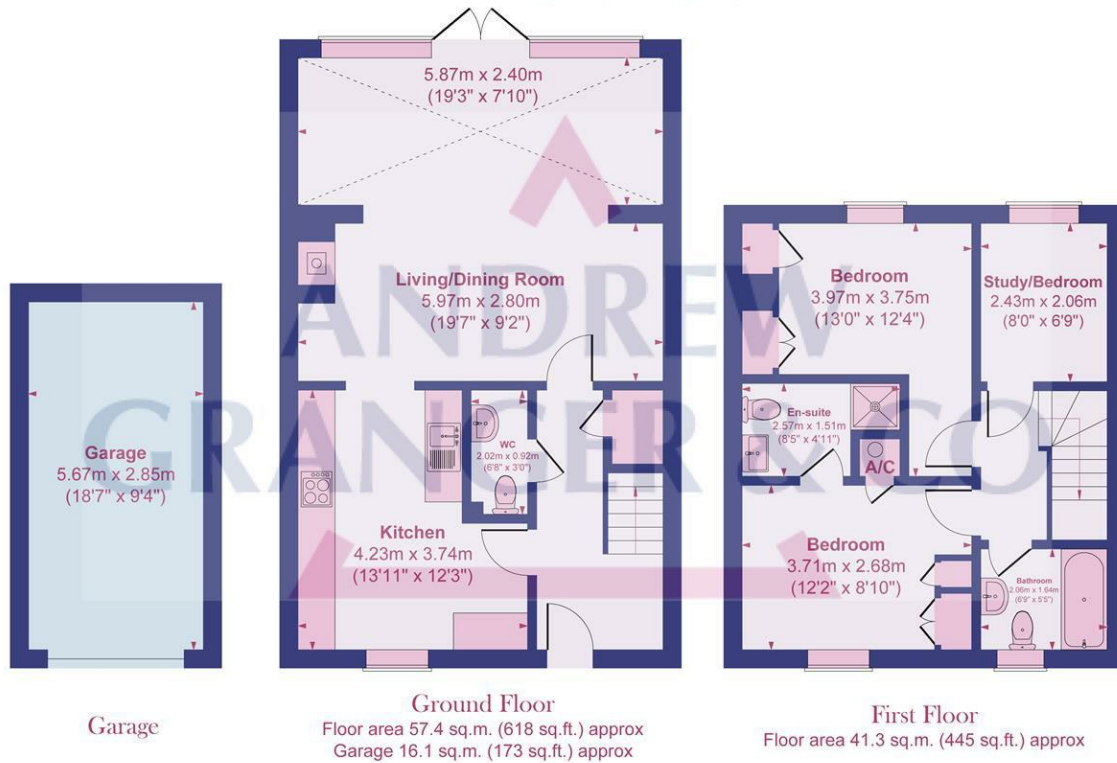






# Floorplan

Approximate Gross Internal Area  
98.7 sq. m. (1063 sq. ft.)  
Garage At 16.1 sq. m. (173 sq. ft.)  
Total 114.8 sq. m. (1236 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As  
built Energy Surveys for Andrew Granger & Co [orders@asbuiltenergysurveys.co.uk](mailto:orders@asbuiltenergysurveys.co.uk)



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority  
Market Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough (Sales) office on 01858 431315