



St. Thomas's Road, Great Glen, LE8 9EH

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Located in the much sought after south Leicestershire village of Great Glen, this charming two bedroom, semi-detached property offers a wealth of charm and character along with well planned and generous living accommodation.

Conveniently located within a few minutes walk of the centre of the village which offers a good range of facilities that include the local primary school and Leicester Grammar school, there are three public houses/restaurants, two cafés, supermarket and a church. The A6 is on your doorstep that provides easy access into Oadby, Leicester and Market Harborough, both with excellent commuter rail links with London St Pancras.

The well appointed Lounge/dining room has an inset brick fireplace, with wood burner set on a tiled hearth and oak mantle over, the dining area has a window overlooking the rear courtyard area and a connecting door that leads through into the kitchen, which is fitted with a comprehensive range of base and wall cabinets with a complimentary oak worktop, inset sink with drainer, appliances include an electric double oven, gas four ring hob and there is plumbing for an appliance, a stable door leads out into the courtyard, with a further door leading into the fully glazed steel garden room which enjoys views and direct access out into the rear garden.

To the first floor there are two double bedrooms and a generous bathroom with a fitted suite comprising of a large shower cubicle, w/c, wash hand basin and a panelled bath.

to the front there is hard standing for a small vehicle, gated entrance to the side in turn leads to the the well maintained rear garden which is ideal for al fresco dining, with well stocked and established borders being enclosed by timber fencing.





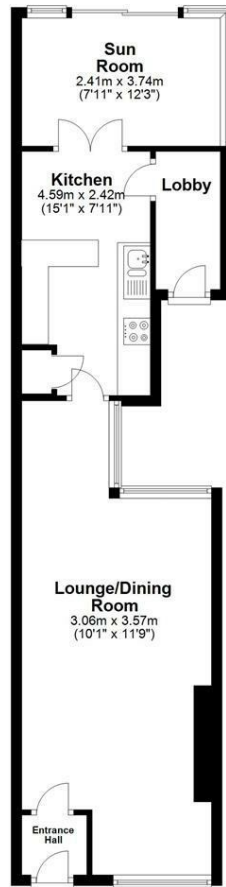
Key Features

- Semi-Detached Period property
- Open Plan lounge/Dining Room
- Fitted Kitchen, Garden Room
- Two Double Bedrooms
- Generous Bathroom
- Hard Standing For A Small Vehicle
- Mature Rear Garden
- Walking Distance of Village Centre

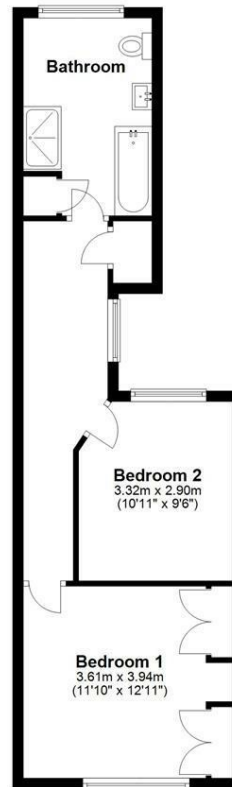
£269,500



Ground Floor
Approx. 54.4 sq. metres (586.0 sq. feet)

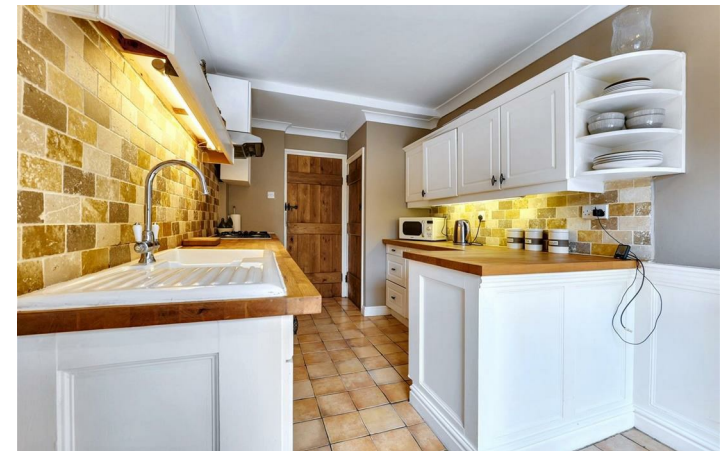


First Floor
Approx. 43.7 sq. metres (469.9 sq. feet)



Total area: approx. 98.1 sq. metres (1055.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - E

Tenure - Freehold

Council Tax Band - B

Local Authority
Market Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Market Harborough (Sales) office
on 01858 431315

Part of
**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS