



Stonehill Drive, Great Glen, LE8 9EL

**ANDREW
GRANGER & CO**

Part of

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Property Description

A four bedroomed family home situated in this popular south Leicestershire village of Great Glen, offering good sized living accommodation across two floors, and offering further scope for improvement and extension, subject to the necessary planning consents. The accommodation is briefly arranged as follows: a canopy entrance porch leads through a part glazed entrance door to the entrance hallway, ground floor wet room which comprises of a close coupled wc, wash hand basin and shower unit. A connecting door from the hallway leads through to the living room which has high gloss laminate flooring, feature open fireplace with surround and raised hearth, ceiling coving, window to front elevation and twin doors give access through to the formal dining area with a continuation of a high gloss laminate floor and patio doors giving access to the rear garden. The well appointed breakfast kitchen is fitted with a comprehensive range of base and wall display units, space for integrated washing machine and under-counter fridge/freezer, electric oven with gas hob and hood above, decorative tiled splash backs, breakfast bar and window to rear elevation. Connecting door leads through to the garage area and utility room.

To the first floor, a spacious central landing, bedroom one has a fitted range of wardrobes which provide hanging and storage space with matching bedside cabinets and window to front elevation, bedroom two is located to the rear and enjoys views over the garden, bedroom three also with views over the rear garden, and bedroom four with window to front. The family bathroom is fitted with a modern white suite with integrated wc and wash hand basin with useful storage unit below, panelled bath with mixer shower attachment and window to rear elevation. Outside there is car standing for between 3-4 cars, attached single garage and a shaped lawn. The rear garden is set across two levels with a patio area and useful store.





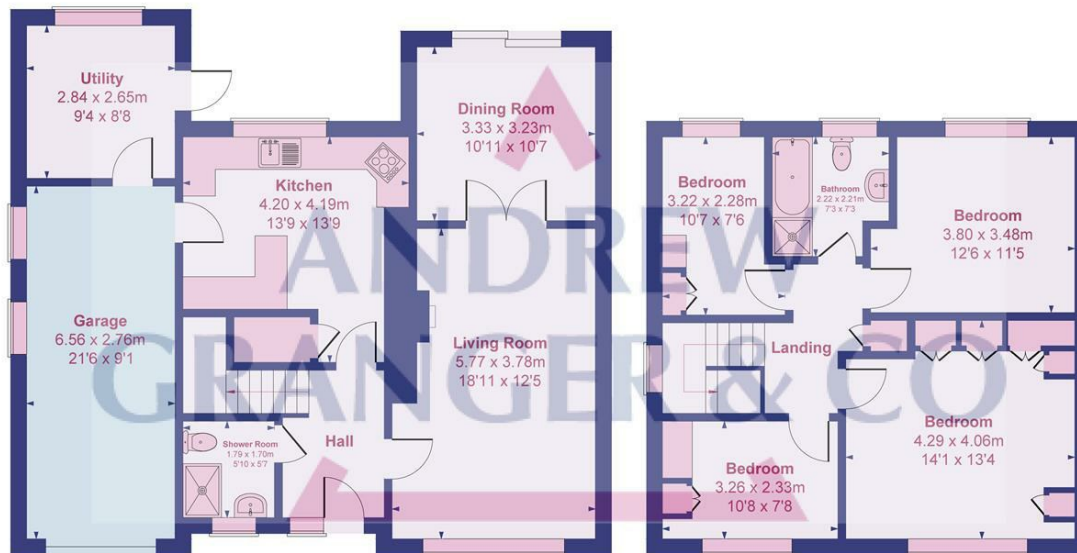
Key Features

- Village Location
- Entrance Hallway
- Wet Room
- Living Room With Formal Dining Room Off
- Well Appointed Kitchen With Built-in Oven & Hob
- Utility Room
- Four First Floor Bedrooms
- Family Bathroom
- Car Standing & Single Garage
- Established Rear Garden, In All About 1,558 sq ft

**Offers Over
£450,000**



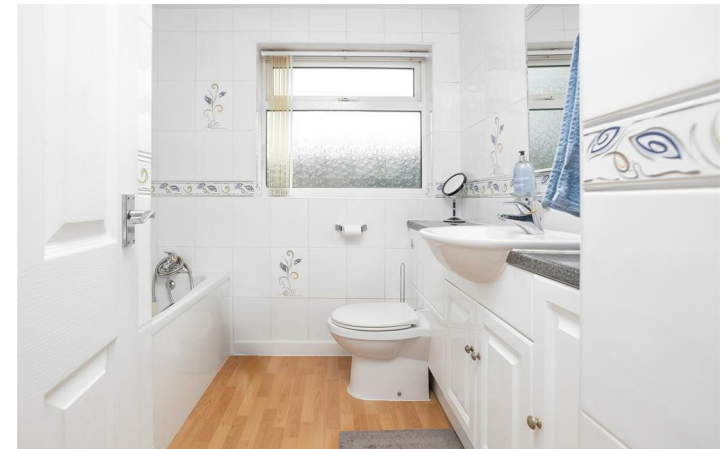
Approximate Gross Internal Area
 126.6 sq. m. (1363 sq. ft.)
 Garage At 18.1 sq. m. (195 sq. ft.)
 Total 144.7 sq. m. (1558 sq. ft.)



Ground Floor
 Floor area 69.3 sq.m. (746 sq.ft.) approx
 Garage 18.1 sq.m. (195 sq.ft.) approx

First Floor
 Floor area 57.3 sq.m. (617 sq.ft.) approx

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
 Harborough District Council Tax

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