



Stackley Road, Great Glen, Leicester, LE8 9FZ



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Property Description

A two bedroomed detached bungalow situated in the highly sought after and desirable location of Great Glen.

The property benefits from gas fired central heating and comprises, entrance hallway lounge, kitchen, two bedrooms and shower room. Outside are front & rear gardens and a single garage.





Key Features

- DETACHED BUNGALOW
- OFF ROAD PARKING
- TWO BEDROOMS
- KITCHEN / DINER
- CONSERVATORY
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING

Price
£325,000

LOCATION

The property is located in the highly desirable south Leicestershire village of Great Glen which has an excellent range of amenities including several shops, Co-op store, post office with delicatessen, doctor's surgery, public houses, restaurant, village hall, sporting and recreational facilities and bus services. Local schooling includes a primary school, Stoneygate Preparatory School and Leicester Grammar. For the commuter, the A6 provides access to Leicester and Market Harborough, both of which have mainline rail services to London St Pancras. The M1 is accessible at junction 21, and the A14 lies to the south.

VIEWINGS

All viewings should be arranged by calling Andrew Granger & Co on 0116 242 9922

ACCOMODATION IN DETAIL

ENTRANCE HALL

With UPVC double glazed door to side elevation, cupboard, radiator and carpeted flooring.

LOUNGE

16'1" x 11'0" (4.908 x 3.372)
With double glazed patio doors leading to conservatory, gas fire place, wall lights, radiator and coving to ceiling.

CONSERVATORY

13'7" x 11'11" (4.158 x 3.647)
Brick and UPVC construction with double glazed windows to rear and side, lights, carpet flooring and two radiators.

KITCHEN

16'9" x 7'11" (5.111 x 2.431)
Fitted kitchen with double glazed window to side, wall and base units and french doors leading to garden. 2 bowl sink and drainer, work surfaces, electric oven, electric hob with extractor hood over and radiator. Integrated washing machine, dishwasher, fridge and freezer.

BEDROOM 1

11'6" x 10'5" (3.512 x 3.190)
With double glazed window to front, 2 double fitted wardrobes, 2 single fitted wardrobes, overhead and drawers. Radiator and coving to ceiling.

BEDROOM 2

8'9" x 8'7" (2.676 x 2.617)
With double glazed window to front, radiator.

SHOWER ROOM

6'2" x 4'11" (1.892 x 1.510)
Partially tiled with double glazed window to side, shower cubicle, vanity wash hand basin, W.C. extractor fan, spotlights and ladder radiator.

OUTSIDE

To the front of the property is a part tarmacked and part gravelled driveway with shrubbed borders. Side access leads to the rear garden with a patio area and steps down to lawn, boarders, shrubs and apple tree. Shed, outside water tap and door providing access to single garage.

SINGLE GARAGE

20'2" x 8'3" (6.149 x 2.522)
Electric up & over doors, double glazed window to rear, power and lighting.





MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department.

ENERGY PERFORMANCE RATING - D

TENURE & COUNCIL TAX

Tenure & Council Tax - We understand the property to be freehold with vacant possession upon completion. Harborough District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Stamp Duty From 23rd September 2022

Up to £250,000 - 0%
£250,001 to £925,000 - 5%
£925,001 to £1.5 million – 10%
Over £1.5 million – 12%

First Time Buyers

UP to £425,000 – 0%
£425,001 to £625,000 – 5%
Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website.





Ground Floor

Floor area 74.2 sq.m. (799 sq.ft.) approx (Excluding Garage)

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™

EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Harborough District Council

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 Leicester (AG) office on 0116 242 9922



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