



Main Street, Little Stretton, Leicester, LE2 2FS



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
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Property Description

Situated in the heart of the highly desirable and sought after village of Little Stretton stands Old Orchard House, an impressive three bedroom detached family home which occupies a generous corner plot in the centre of the village. Constructed in 2011 the property benefits from gas central heating, with underfloor heating to the ground floor, and double glazing throughout. The property is approached via a reception hallway, cloaks / w.c, sitting room, light and airy dining kitchen with vaulted ceiling and bi-fold doors on to the rear gardens and access to utility room.

To the first floor there is an impressive galleried landing with vaulted ceiling, master bedroom with Juliet balcony and en-suite shower room, two further double bedrooms, walk in wardrobe and family bathroom.

Outside there are beautiful gardens that wrap around the property, given that the property is nestled on a wide corner plot. Ample car standing leading to detached double garage.

Little Stretton, is a beautiful, rural, picturesque village lying close to the larger village of Great Glen. Great Glen has an array of amenities that will suit your requirements including, excellent schools, Coop store, restaurants, pubs, post office, sports facilities, and recreational ground. The larger town of Market Harborough is a short drive away and this offers fantastic train links to London.





Key Features

- SPECTACULAR LIGHT & AIRY DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS & TWO BATHROOMS
- WIDE CORNER PLOT POSITION
- ESTABLISHED WRAP AROUND GARDENS
- CONSTRUCTED IN 2011
- DOUBLE GARAGE AND OFF ROAD PARKING
- DESIRABLE VILLAGE LOCATION
- EPC - D

£950,000

ACCOMODATION IN DETAIL

A spectacular detached property benefiting from double glazing and LPG. Comprising of

GROUND FLOOR

RECEPTION HALLWAY

Via Oak double front door, with staircase rising to the first floor, parquet flooring, underfloor heating.

DOWNSTAIRS W.C

Comprising W.C and wash hand basin, tiled splashback and tiled flooring. Spotlights to ceiling.

OPEN PLAN KITCHEN DINING AREA

KITCHEN

Fitted with a range of wall and base level units with granite worksurface over. Kitchen island with oak worktop over. Space for American style fridge freezer and free standing range cooker, Integrated dishwasher. Tiled splashback and tiled flooring.

DINING AREA

With bifold doors leading to rear garden, skylights to ceiling, gas feature fireplace. Exposed beams and vaulted ceiling.

UTILITY

Fitted with a range of base level units with worktop over, Belfast sink with mixer tap. Tiled floor and underfloor heating. Space for washing machine. Cupboard housing "Megaflow" water cylinder. Door leading to side elevation.

LOUNGE

With Wooden double glazed windows to the front, side and rear elevation, underfloor heating, parquet flooring,

FIRST FLOOR

LANDING

Open to the downstairs reception room with vaulted ceiling, radiator, parquet flooring. Storage cupboard / walk in wardrobe.

BEDROOM ONE

With Wooden double glazed windows to the front, rear and side elevation, juliet balcony looking over the rear garden, parquet flooring, radiator, loft hatch and door way to;

ENSUITE

Comprising w.c, double vanity sink unit, walk in shower, tiled splashback and tiled flooring, radiator.

BEDROOM TWO

With Wooden double glazed window to the front and side elevation, wood flooring, loft hatch, radiator.

BEDROOM THREE

With Wooden double glazed window to the side elevation, wood flooring, radiator.

FAMILY BATHROOM

Comprising W.C, bath with shower over and glass screen, wash hand basin. Tiled floor and tiled splash back, radiator.

OUTSIDE

DETACHED DOUBLE GARAGE





FRONT GARDEN

Occupying a beautiful, mature corner plot, to the front of the property there is a gravelled driveway with ample car standing leading to double detached garage, enclosed front mature garden with a variety of trees, flowers and shrubs.

REAR GARDEN

Delightful rear gardens with patio area and mainly laid to lawn garden. A variety of mature trees and shrubs.

ENERGY PERFORMANCE RATING - D

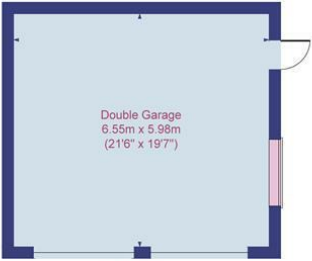
COUNCIL TAX & TENURE

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

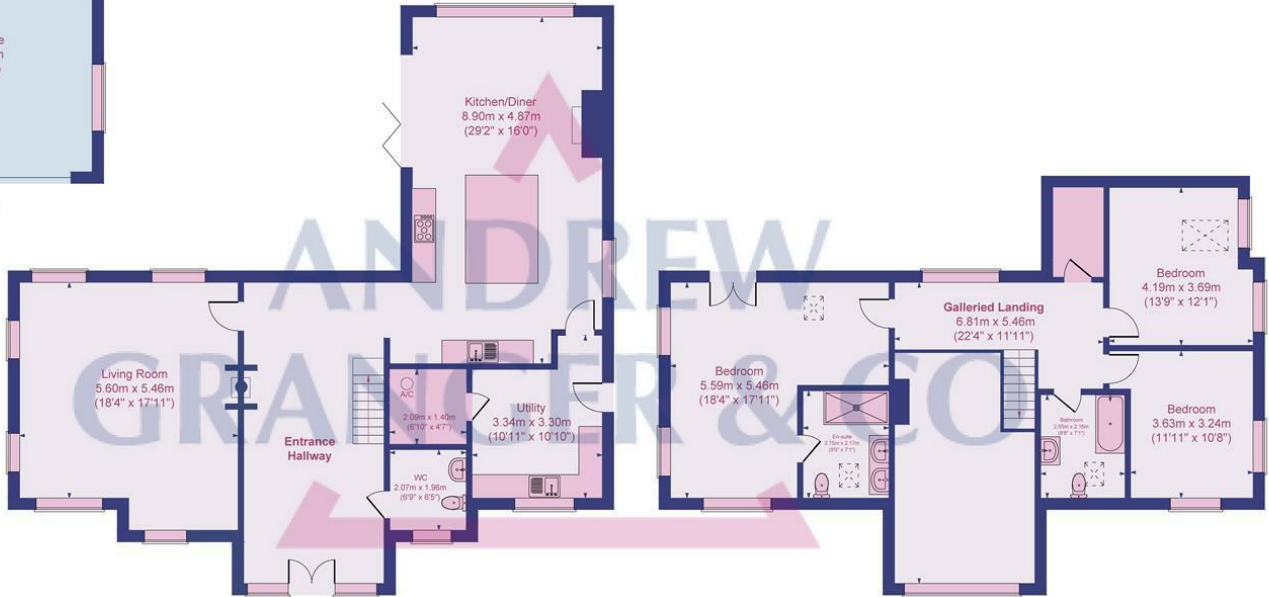




Approximate Gross Internal Area
 207.4 sq. m. (2233 sq. ft.)
 Garage At 39.1 sq. m. (421 sq. ft.)
 Total 246.5 sq. m. (2654 sq. ft.)



Garage



Ground Floor
 Floor Area 127.9 sq.m. (1377 sq.ft.) approx
 Garage 39.1 sq.m. (421 sq.ft.) approx

First Floor
 Floor Area 79.5 sq.m. (856 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 - G

Local Authority
 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 arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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