



Garfield Park, Great Glen, Leicester, LE8 9JY

**ANDREW
GRANGER & CO**

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Property Description

A well-presented, detached executive four bedroom family home in the ever popular south Leicestershire village of Great Glen. This bright, spacious home is located on an exclusive and highly sought after development, built in 2015, just a short walk from the village centre and its many amenities.

Great Glen is a well-connected village located around 7 miles from Leicester City. The village has excellent amenities, including shops and post office. Local schools include Leicester Grammar School, St. Cuthbert's Church of England Primary School, and the independent Stonegate School.

Inside, the home features an inviting entrance hallway with an elegant central staircase. The ground floor includes a spacious and beautifully decorated lounge with French doors leading directly out onto the garden, a vast kitchen/diner featuring a wealth of integrated appliances such as a fridge/freezer, oven and dishwasher. The dining space itself is well sized and provides a great space for meals with the whole family. An additional, versatile reception room offers ample scope for either a playroom, study or home office. The downstairs portion of this wonderful family home is complete with a dedicated utility area with it's own access to the garden alongside a cloakroom/WC.

Upstairs, the first floor offers a bright master bedroom with an ensuite shower room, three additional bedrooms, two of which are well sized doubles, and a modern, three piece family bathroom

Outside, the property enjoys an elevated position with a side driveway providing ample parking and access to a detached garage. The gated rear garden, mainly laid to lawn, offers a private and family-friendly outdoor space.

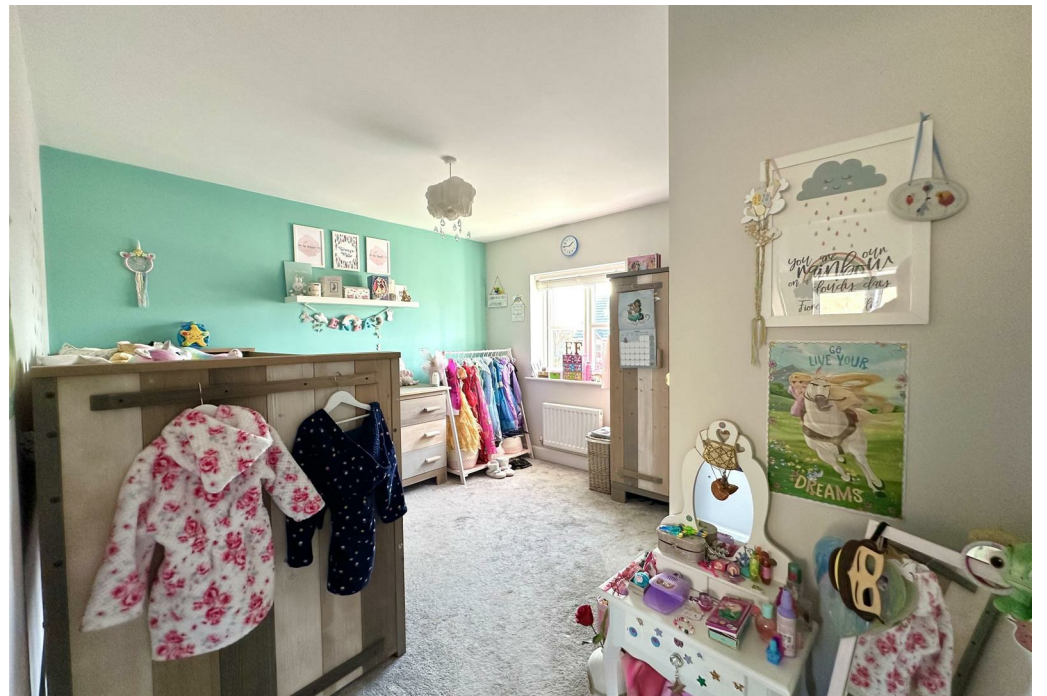




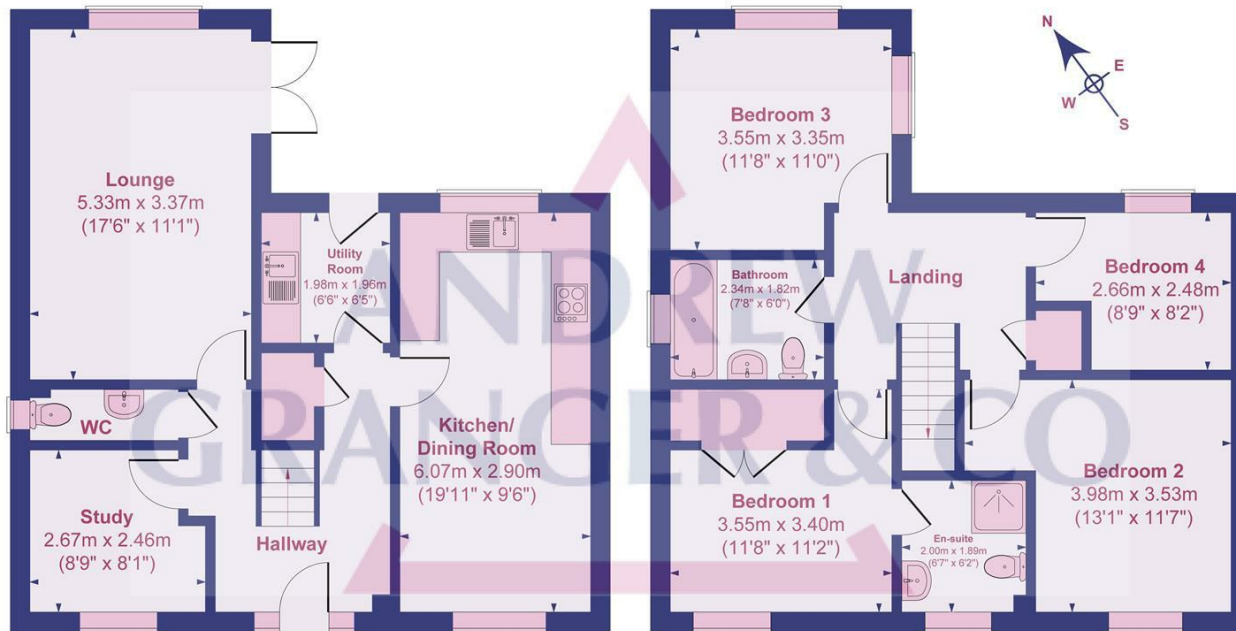
Key Features

- Executive detached family home
- Multiple reception rooms and a fantastic internal condition throughout
- Spacious kitchen/diner with a wealth of in built appliances alongside a utility room
- Sizable and excellently positioned plot
- Tandem driveway and garage
- Master bedroom with ensuite shower room and in built wardrobes
- A further two double bedrooms alongside a well sized single bedroom
- Private rear garden with patio and lawn
- UPVC double glazing and gas fired central heating throughout
- Excellent location close to a wealth of amenities, schools and transport links

£450,000



Approximate Gross Internal Area
122.2 sq. m. (1316 sq. ft.)



Ground Floor

Floor area 61.1 sq.m. (658 sq.ft.) approx

First Floor

Floor area 61.1 sq.m. (658 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 - B

Tenure - Freehold

Council Tax Band - E

Local Authority
Harborough

