



Erringtons Close, Great Glen, LE2 4RP

**ANDREW
GRANGER & CO**

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Property Description

Spacious, versatile and homely; this stunning three story semi-detached home sits on the outskirts of the popular South Leicestershire village of Great Glen and is offered to the market in truly turnkey condition. Stylish and contemporary throughout and with a multitude of rooms set up perfectly for modern family life, this wonderful home is a real must see.

Entering into a light and welcoming hallway via a handy porch, the ground floor of the property features a luxurious, free flowing kitchen diner with French doors opening directly out onto a south west facing garden. This fantastic area offers both space and convenience for the entire family and comes with the added bonus of a separate utility room with its own access out to the garden. Toward the front sits a spacious yet cosy, bay front reception room which offers a wealth of possibilities from snug, to home office to playroom. A ever handy WC cloakroom, one of three toilets in the house, rounds out the downstairs portion of the home.

On the first floor, you will find a vast lounge with two front facing windows overlooking the front garden, a beautiful feature fireplace and enough seating for the entire family to relax and unwind. Alongside this, there are two well sized bedrooms overlooking both the pretty rear garden and the open fields beyond.

On the top floor, the master bedroom occupies the front portion of the property and includes the added luxury of fitted wardrobes and a stylish en-suite shower room. Toward the back, there are another two bedrooms providing yet more space and versatility and can be used as either full bedrooms, home offices or additional storage areas if required.





Key Features

- 5 bedrooms and multiple reception rooms combine to create a versatile family home
- Excellent location just a short walk from the centre of the village
- Split over 3 floors, allowing much larger than average rooms
- Within easy reach of larger towns like Oadby and Market Harborough
- Stylish and contemporary finish throughout
- Private off road parking with a detached garage
- South west facing garden
- Larger than average plot for the area

**Offers Over
£400,000**

LOCATION

Erringtons Close is a small select cul de sac located off London Road between Oadby and the village of Great Glen, just off the A6, and lies within walking distance of Leicester Grammar School. Great Glen has a variety of local shops including a Coop Store and post office, doctors surgery, library, a cafe, parish church and a superb recreation ground with sporting amenities. In addition to the Grammar School, there is also LGS Stoneygate School and a local primary school. Oadby, Fosse Park and Leicester have more comprehensive facilities. Both Leicester and Market Harborough have mainline rail services to London St Pancras, and the M1 is accessible at either Junctions 20 or 21.

ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating, UPVC double glazing and a security alarm, the beautifully presented interior comprises

ENTRANCE PORCH

Double glazed entrance door, outside light point

HALL

Wood effect flooring, staircase off and cloaks cupboard

CLOAKROOM/WC

White suite with low flush wc, wash hand basin and built-in cupboard

DINING/FAMILY ROOM

Double glazed bay window to front, radiator within casement

DINING KITCHEN

Superbly appointed with an excellent range of base and wall cupboards, quartz working surfaces including a peninsula breakfast bar, glazed display cabinet, wine rack, stainless steel twin bowl sink unit with mixer tap over, integral dishwasher, Smeg double oven, 4 ring gas hob unit with quartz splashback and extractor hood over, dining area with French double doors leading out to an extensive patio area enjoying south-westerly views

UTILITY ROOM

Fitted with base and wall cupboards, sink and door out to rear garden

FIRST FLOOR

SPACIOUS LANDING

With built-in cupboard and staircase rising to the upper floor

LARGE LOUNGE

With wood-effect flooring, attractive fireplace with live flame coal effect gas fire, 3 double glazed windows to front





BEDROOM 4

With wood-effect flooring, built-in range of wardrobes, double glazed window with pleasant views

BEDROOM 5

With wood-effect flooring, double glazed window with pleasant views

UPPER FLOOR

PRINCIPAL BEDROOM

Built-in triple wardrobe, double glazed window to front

EN SUITE SHOWER ROOM/WC

Stylishly appointed with walk-in shower area having glazed shower screen, large fixed shower head and adjustable hose, wash hand basin with drawers beneath, low flush wc, attractive tiled walls, chrome heated towel radiator, extractor fan and spot lights

BEDROOM 2

With wood-effect flooring, double glazed window with pleasant views

BEDROOM 3

With wood-effect flooring, double glazed window with pleasant views

FAMILY BATHROOM

White three piece suite, panelled bath, chrome mixer tap over with shower attachment, wash hand basin, low flush wc, tiled surrounds and extractor fan

OUTSIDE

LANDSCAPED SOUTH-WEST FACING GARDEN

Extensive paved patio, steps down to lawned area, flower and shrub beds, further area to side of the house with timber garden shed.

GARAGE

With up and over door to front, EV car charging point

FRONT GARDEN

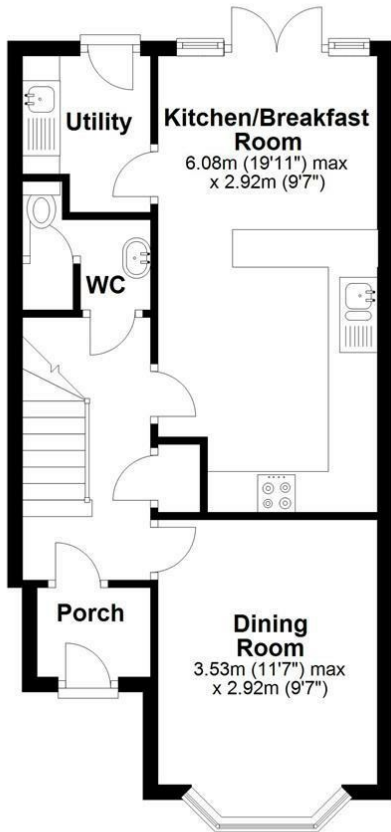
Lawned front garden with flower and shrub borders, driveway to front of garage approached via shared driveway



Floorplan

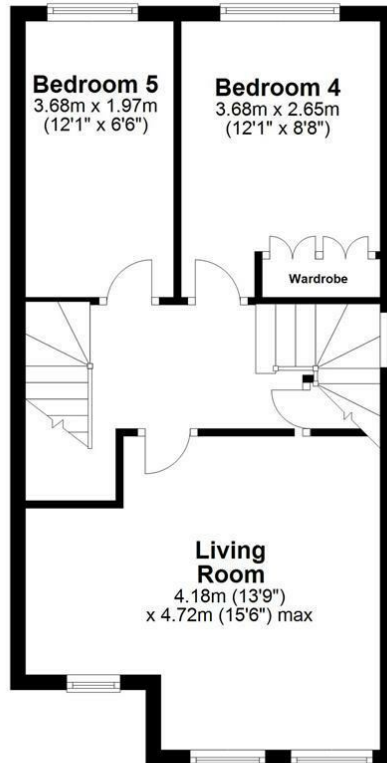
Ground Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



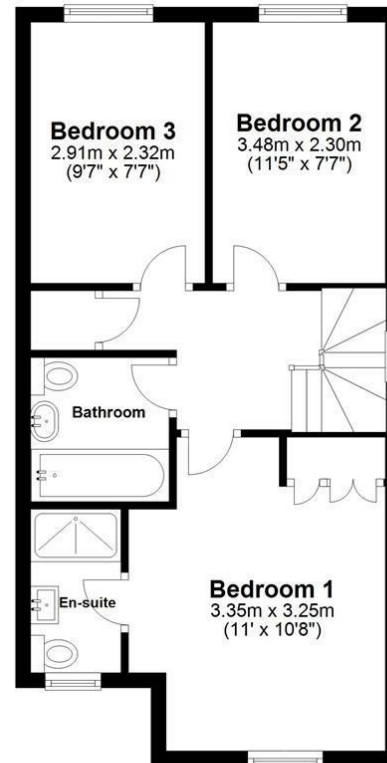
First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Second Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 129.8 sq. metres (1397.4 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 - C

Tenure - Freehold

Council Tax Band - E

Local Authority
Harborough

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