



**Hill Top Avenue, Great Glen, LE8 9EE**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

An attractively styled and extended three bedroomed detached bungalow occupying a pleasant corner position within the highly sought after south Leicestershire village of Great Glen.

The property occupies a corner position within a highly desirable area of Great Glen located to the south of Leicester. The village has an excellent range of local amenities including several shops, a Co-op store, post office, doctors surgery, public houses, village hall, sporting and recreational facilities and bus services.

The property is approached through a entrance door with a connecting door leads into the dual aspect living room with an attractive fireplace with an inset live flame cloak effect gas fire and cupboards and shelving to the side.

To the rear of the property the extended living/dining room has a central fireplace and direct out into the rear garden.

The kitchen is fitted with a range of built-in base and wall units, several drawers, complimentary worktop with an inset stainless steel sink, integrated electric double oven and gas hob and a gas fired central heating boiler, door to the rear lobby which gives access to both the garden and the garage.

There is an inner hallway with access hatch to roof space and a connecting door into bedroom one that has built in double wardrobes and a window to the front elevation., there are two further bedrooms both with built in wardrobes.

The family bathroom is fitted with a coloured suite comprising of a panelled bath, chrome mixer tap over with shower attachment, wash hand basin and fully tiled walls., separate w/c.

## Outside:

To the front garden there are well stocked borders with a variety of shrubs and bushes, a tarmac driveway to the side provides off road parking and in turn leads to the garage, with a connecting door to the lobby with a deep white deep enamel sink and plumbing facilities for automatic washing machine. The established rear garden is mainly to lawn with patio area and has well stocked borders.



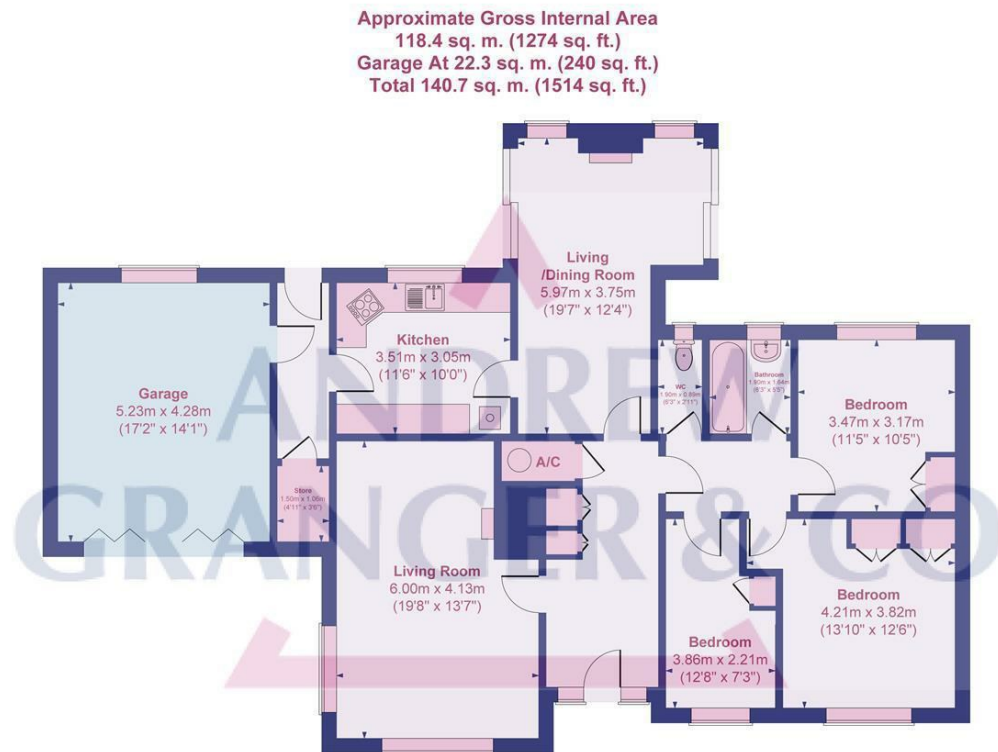


## Key Features

- Three Bedroom Detached Bungalow
- Spacious Living Room
- Living/Dining Room Overlooking The Garden
- Kitchen, Lobby Area With Store
- Three Bedrooms
- Family Bathroom
- Garage, Car Standing
- Established Gardens On A Corner Plot
- No Upward Chain

**Price Guide**  
**£450,000**





Floor area 118.4 sq. m. (1274 sq. ft.) approx  
 Garage 22.3 sq. m. (240 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 - E

Tenure - Freehold

Council Tax Band -

Local Authority

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



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