



Connells

Stonehill Drive
Great Glen LEICESTER



Property Description

Connells Oadby are delighted to present this spacious two-bedroom ground floor flat, tucked away in a quiet and private residential location on Stonehill Drive, Great Glen. This charming home offers generous living space, a south-facing rear garden, and its own large timber-built workshop/man cave - a rare find in such a peaceful village setting.

The property welcomes you through a private porch into a bright and spacious lounge/diner, featuring a custom-built media wall and feature fireplace, creating a cosy yet modern atmosphere. The well-appointed kitchen provides ample storage and space for appliances, while both bedrooms are comfortable doubles, with the second offering direct access to the rear garden. The modern family bathroom includes a stylish double shower enclosure, completing the internal accommodation.

Externally, the home enjoys a low-maintenance front garden and a private, south-facing rear garden - perfect for relaxing or entertaining. The highlight is the large timber workshop/man cave, offering excellent versatility as a hobby space, studio or home gym. The property also benefits from off-road parking to the rear.

Set within the desirable village of Great Glen, this property combines peace and privacy with convenience - close to local shops, amenities, and transport links to Leicester and Market Harborough. An excellent opportunity for first-time buyers, investors, or those

looking to downsize without compromise.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to

you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

UPVC Door to Front

Living/Dining Room

16' 10" x 23' 10" (5.13m x 7.26m)

Kitchen

6' 5" x 9' 5" (1.96m x 2.87m)

UPVC Window to Side, Wall & Base Units, Worktops, Cooker, Sink, Combi Boiler

Bedroom One

9' 7" x 14' 11" (2.92m x 4.55m)

UPVC Window to Rear, Cupboard, Radiator

Bedroom Two

10' 7" x 9' 6" (3.23m x 2.90m)

UPVC French Doors to Rear, Radiator

Bathroom

Shower, Low Level WC, Wash Hand Basin, Heated Towel Rail, UPVC Window to Side, LED Lighting

Front Garden

Mature Borders, Laid to Lawn, Utility Cupboard

Rear Garden

Enclosed by Timber Fencing, Low Maintenance, Timber Built Workshop/Man Cave with Power & Double Glazed Window









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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78B The Parade Oadby
 LEICESTER LE2 5BF

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/OBY312057

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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