

Stonehill Court

GREAT GLEN, LEICESTERSHIRE, LE8 9EN

JAMES
SELICKS



This well-presented and recently redecorated first-floor apartment, located in a sought-after Southeast Leicestershire village, offers an ideal opportunity for first-time buyers, downsizers or investors. With no upward chain, practical layout, and a blend of modern comfort and village charm, this property is ready to move into.

Located in a desirable Southeast Leicestershire village • No upward chain & ideal for first-time buyers or investors • Spacious sitting room with feature gas fireplace • Separate breakfast kitchen with integrated appliances • Double bedroom with built-in wardrobes and overhead storage • Modern white bathroom suite with shower over bath • UPVC double glazing and gas central heating throughout • Private entrance via communal hallway and stairs • Access to communal gardens and a single garage in a block • Total floor area approximately 45.6 m² (491 ft²) •

Accommodation

Accessed through a communal entrance with stairs to the first floor, this apartment opens into a private hallway that connects all main living areas. The sitting room, situated at the rear, features a charming gas living flame effect fire with a marble hearth and surround, creating a lovely focal point. The well-appointed breakfast kitchen includes pine-fronted base units, a stainless-steel sink with mixer tap, Bosch oven, four-ring gas hob, Hotpoint washing machine, and a fridge freezer. A wall-mounted boiler is also housed here for convenience.

The double bedroom is located at the front of the property and benefits from built-in wardrobes with cupboards above, offering ample storage. The bathroom is fitted with a modern white three-piece suite comprising a low flush WC, pedestal washbasin, and panelled bath with shower over and chrome heated towel rail.

Outside

Externally, the property enjoys access to communal gardens and a single garage situated in a nearby block. Additional benefits include UPVC double glazing and gas central heating throughout, enhancing energy efficiency and comfort.

Location

Great Glen is a thriving south Leicestershire village offering amenities catering for most day-to-day needs and being particularly convenient to Leicester Grammar and Stoneygate School within the village along with popular schools in the state sector. The area is surrounded by some of the County's finest rolling countryside with the market town of Market Harborough and the City of Leicester providing a wider range of facilities, professional quarters, and mainline rail access to London St. Pancras.





Tenure: Leasehold

Lease Term: 99 years from 4th August 2022

Freeholder: Stonehill Court Management Company Limited

Service Charge: £1,787.60 (includes building insurance & ground rent)

Local Authority: Harborough District Council **Tax Band:** A

Listed Status: Not Listed **Conservation Area:** No

Services: The property is offered to the market with all mains services and gas-fired central heating.

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: First floor apartment accessible via stairs

Cladding: N/A

Planning issues: None which our client is aware of

Satnav Information

The property's postcode is LE8 9EN , and apartment number 2







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate total area¹⁾
45.6 m²
491 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Communal Gardens

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