



## STONEHILL DRIVE

Great Glen, Leicestershire. LE8 9EL

**Aston & Co**  
*Exclusive Homes*



## INTRODUCTION

**Located conveniently for village amenities and leisure facilities on an extremely popular road in the much sought-after & highly desirable South East Leicestershire village of Great Glen on a generous plot, with parking for several vehicles a double garage, and a large beautifully landscaped rear garden.**

**Benefiting from uPVC double glazing and gas central heating the house is entered through a uPVC front door and briefly comprises:**

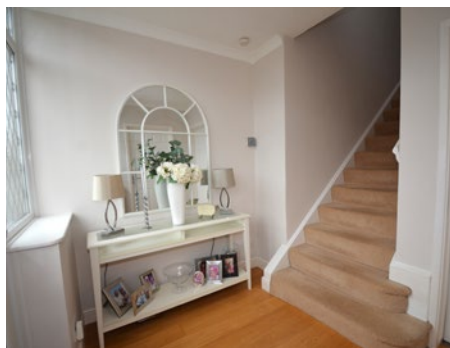
**A spacious entrance hall with stairs rising to the first floor, a generously proportioned front lounge opening up into a good sized dining room with folding doors opening into the large re-fitted kitchen, a study/ garden room with access into the large double garage.**

**Upstairs, there are 4 well-proportioned bedrooms off the central landing, the master having an en-suite shower room, and a large re-fitted family bathroom.**

## THE ACCOMODATION

Enjoying one of the villages most favoured locations and being convenient for all of its amenities, this superb family home has been extended, improved and lovingly maintained to a very nice standard by the current owners. The front door leads into a spacious entrance hall with a ground floor w.c off, a staircase rising to the first floor and a door into the lounge. The large lounge has had a new carpet recently fitted which extends round into the adjoining dining room. A large window overlooks the front garden and a new modern fireplace has been installed with a modern, new generation electric flame effect fire.

Adjacent to the lounge, the open plan dining room has ample space for a family dining suite. French doors provide views of the garden and access onto the patio, and bi-fold doors open up into the magnificent refitted breakfast kitchen.













The enlarged breakfast kitchen with LED spot-lights and porcelain floor tiles has been beautifully refitted with a range of modern base and wall units, a breakfast bar separating the kitchen area from the breakfast area, and a range of quality appliances including a 900mm Rangemaster cooker and hood, a built in AEG microwave and warming drawer, an integrated Bosch dishwasher and fridge freezer. 2 large windows overlook the rear garden and a door leading into the garden room/play room/office. Currently used as an office this room is an addition to the original house and has porcelain floor tiles, French doors overlooking the garden with access onto the patio and a door into the garage.

The large double garage has ample space for carparking and storage and has plumbing for a washing machine and tumble dryer.

Upstairs, the central landing provides access to the first floor accommodation.

The spacious master bedroom overlooks the front with an ample range of built in wardrobes and an en-suite shower room with a modern suite comprising a toilet, sink and walk-in shower enclosure. Bedroom 2, also a spacious double room with built in wardrobes overlooks the front.

The third bedroom is another double room with views of the rear garden whilst bedroom 4, with fitted wardrobes has space for a double bed with a window overlooking the rear.

Completing the first floor accommodation, the family bathroom has been beautifully re-fitted and comprises: Porcelain tiles to the floor, a vanity unit with storage and sink, a jacuzzi bath with glass screen and aqualesa power shower over

#### **OUTSIDE**

The gardens are an important feature of the property with the frontage, which is mainly of tar-mac construction, providing standing for up-to 4 cars & direct access to the double garage, a small lawn area and side pedestrian



access to the rear.

The west facing rear garden has been lovingly landscaped and meticulously maintained by the current owner & is perfectly designed for outdoor entertaining. A large patio has been created at the rear of the house with a step up onto the large shaped lawn with well-stocked mature borders, a timber gazebo & a greenhouse.

### THE AREA

Great Glen is a highly desirable & much sought after village in the Harborough district of the county, midway between Leicester & Market Harborough.

A settlement has existed on the site since before 1066 but grew significantly in size in the mid-18th century as the Leicester to London Stage Coach route passed through & Great Glen became an important stop with The Old Crown & The Greyhound being built as coaching inns. The old road became the A6 & ran through the centre of the village until 2003 when the bypass was built. The village has grown in recent years with the addition of several new housing developments whilst still retaining the feel of a village community.

The village centre has a good selection of amenities including cafes, hairdressers, a post office & co-op store; a doctor's surgery, library & village hall & 3 popular public houses. Schooling in both state and private sectors are well represented in the area including The Leicester Grammar & The Stoneygate School. There are also a number of leisure facilities nearby whilst day to day amenities including shops, supermarkets, pubs restaurants and banking facilities can be found 2 miles away in the neighbouring town of Oadby.

Great Glen remains very popular with local buyers and with commuters due in part to its proximity to Leicester city centre and improvements at Market Harborough railway station now allowing travel to London St. Pancras in less than 1 hr.



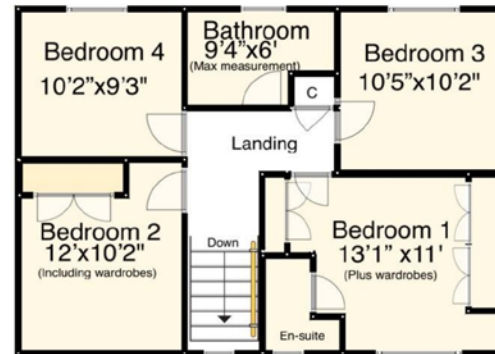
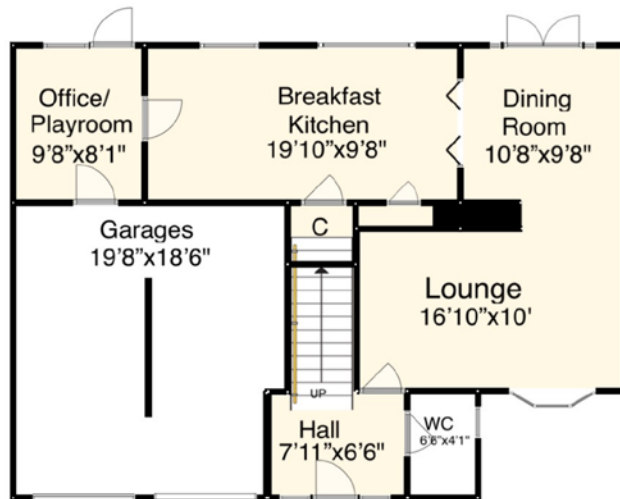






## Floorplans

For identification purposes only.



## Useful Information

**Tenure** Freehold

**Heating** Gas Central Heating

**Drainage** Mains

**Council Tax Band** E

**Local Authority** Harborough District Council

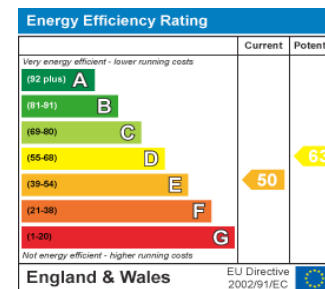
**EPC rating** E

Broadband speed - standard - superfast . See ofcom broadband checker



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## Important Notice

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