

St. Cuthberts Avenue, Great Glen

Offers Over £350,000

Stunning chain-free home in Great Glen, modernised to a high standard with a stylish kitchen, loft space, carport/gym, and a beautiful garden with patio.





Porch

With a double-glazed window to the front elevation, double glazed window to the side elevation, door to the front elevation, laminate flooring and a door leading to:

Entrance Hall

With a double-glazed window to the front elevation, stairs to the first-floor landing, laminate flooring, a cupboard under the stairs and a radiator.

Lounge Diner

22' 1" x 15' 2" (6.73m x 4.62m)

(narrowing to 14'2") With a double-glazed French door to the rear elevation, double-glazed window to the rear elevation, carpeting, gas fire with surround, and two radiators.

Kitchen

17' 7" x 10' 6" (5.36m x 3.20m)

With a double-glazed window to the front elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, splashback, laminate flooring, storage cupboard, oven, microwave, extraction hood, hob, boiler cupboard, dishwasher and a radiator.

Downstairs WC

5' 1" x 3' 0" (1.55m x 0.91m)

With a double-glazed window to the front elevation, laminate flooring, WC, wash hand basin, partly tiled walls and a radiator.



Utility Room

9' 1" x 6' 2" (2.77m x 1.88m)

With a double-glazed window to the rear elevation, a range of wall and base units with work surfaces over, laminate flooring, partly tiled walls, a wash hand basin and drainer unit and space for two appliances.

First Floor Landing

With a double-glazed window to the front elevation, storage cupboard, carpeting and stairs to the second-floor landing.

Bedroom One

11' 4" x 10' 8" (3.45m x 3.25m)

With a double-glazed window to the rear elevation, fitted wardrobes, carpeting, shelving and a radiator.

Bedroom Two

10' 1" x 9' 2" (3.07m x 2.79m)

With a double-glazed window to the rear elevation, fitted wardrobes, carpeting and a radiator.

En-Suite

6' 9" x 4' 0" (2.06m x 1.22m)

With laminate flooring, shower cubicle with shower over, WC, and wash hand basin.

Bedroom Three

8' 3" x 7' 9" (2.51m x 2.36m)

With a double-glazed window to the front elevation, carpeting and a radiator.







**Family Bathroom**

8' 11" x 6' 0" (2.72m x 1.83m)

With a double-glazed window to the front elevation, laminate flooring, bath, partly tiled walls, WC, wash hand basin and a radiator.

Loft Room

19' 10" x 8' 10" (6.05m x 2.69m)

With two double glazed Velux skylights, carpeting and a storage area.

Gym/Carport

18' 6" x 11' 0" (5.64m x 3.35m)

With power and lighting, potential to open up leading to the additional storage/seating area.

Additional Storage/Seating Area

13' 7" x 11' 9" (4.14m x 3.58m)

With power and lighting, access leading to garage.

Rear Garden

A large patio seating area, raised lawn area, plastic storage shed, wooden storage shed and well-maintained fence perimeters.

Garage 1 vehicle

(To the rear) Measuring 15'8 x 11'4 with double-glazed French doors to the side elevation and double-glazed window to the side elevation, power and lighting, shelving.

Driveway 2 vehicles



FLOOR 1

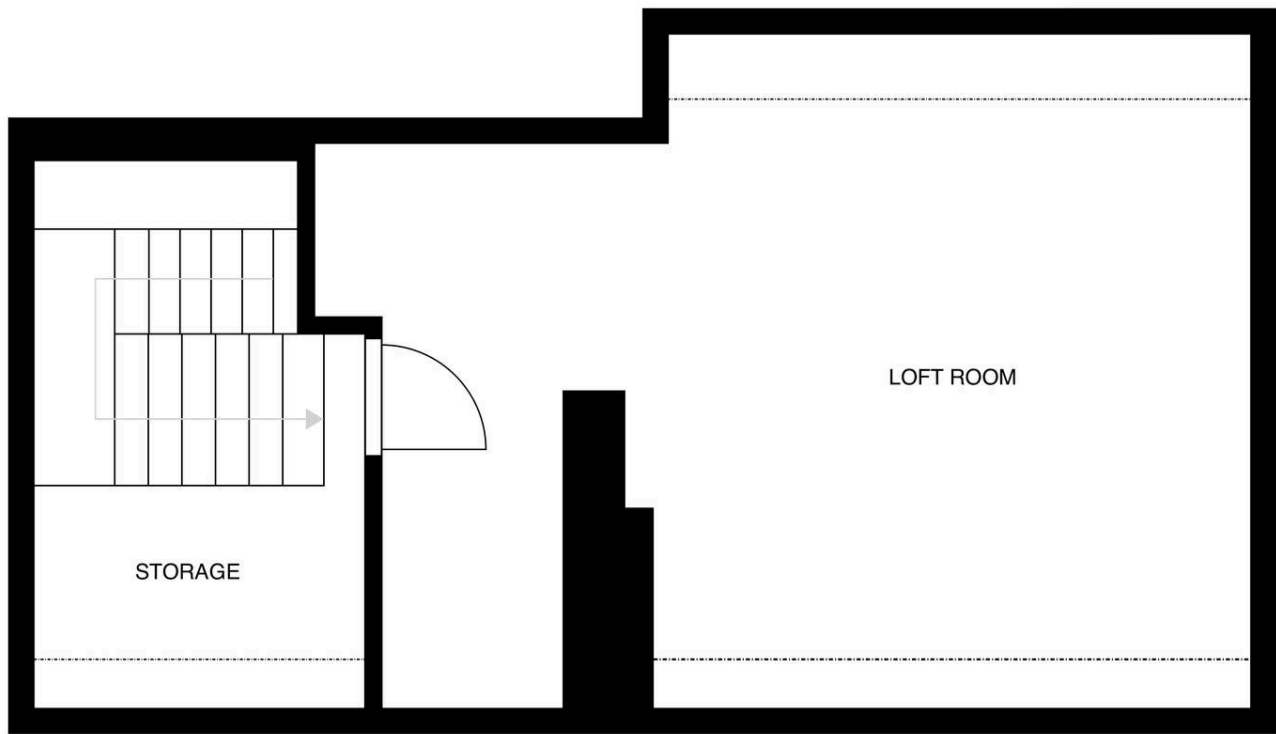
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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FLOOR 3

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The property is ideally situated within easy reach of everyday amenities either in Great Glen village itself or nearby Oadby Town Centre and Market Harborough to the south. Popular local schooling can be found within Great Glen, including St. Cuthbert's Primary School and Leicester Grammar School. Leicestershire's rolling countryside and nearby bus links nearby running to and from Leicester City Centre are also within reach.

Council Tax band: B

Tenure: Freehold

EPC Environmental Impact Rating: C

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