



GLEBE MOUNT, GLEBE ROAD, OADBY, LEICESTER, LE2 2LD

GUIDE PRICE £1,500,000

ANDREW GRANGER & CO

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A unique opportunity to purchase an impressive Grade II listed property situated in one of Leicester's most sought after and desirable locations. Glebe Mount was originally constructed in 1903 and is currently divided into two substantial flats along with Glebe Villa a two bedroomed property, Glebe Bungalow a one bedroomed single storey property as well as Glebe Cottage a three bedroomed converted stable.

The ground floor flat is currently unoccupied and requires modernisation and improvement and offers spacious accommodation to include, entrance hall, drawing room, library, dining room and sitting room, kitchen, utility room and two bedrooms and two bathrooms.

The impressive first floor flat includes entrance lobby, stairs to first floor, landing, dining room, kitchen, lounge, study, utility room, three bedrooms and two bathrooms.

Glebe villa has accommodation arranged over two floors and includes; entrance hallway, sitting room and dining kitchen, first floor landing, bathroom with original tiling and two bedrooms.

Glebe Bungalow comprises, entrance lobby, cloaks /w.c., sitting room, galley kitchen, bedroom and en-suite.

Glebe Cottage forms part of the old stabling to the property with

entrance hallway and kitchen on the ground floor and first floor landing, sitting room leading to bedroom, family bathroom and two further bedrooms.

Mature grounds surround the property with gated access from Glebe Road to gravelled circular driveway with Central rose bed and ample car standing. Open courtyard with access two three double garages/ former stables.

For Sale as a whole.

LOCATION

The property is situated within this prestigious and highly sought-after residential area of Oadby handy for nearby local shops and supermarket facilities, both state and private schooling, bus services, recreational facilities including nearby golf, tennis and squash clubs. For the commuter the nearby ring road provides access to junction 21 of the M1 and M69, and Leicester has rail services to London St Pancras.

VIEWINGS

All viewings should be arranged through Andrew Granger & Co on 0116 2429922. From Leicester proceed southbound via London Road (A6) and exit the city and prior to the Racecourse roundabout turn left in to Glebe Road where Glebe Mount is located on the left hand-side easily identifiable by the Andrew Granger & Co For Sale board.

Historical Note

Glebe Mount forms a unique Grade II listed property believed to have been originally constructed in 1903 for M H Pearson and designed by the local Architects Everard and Pick. It is understood that during the Second World War that the property was requisitioned by the American Airforce, 82nd Airborne, who has bases around Leicester. Major General Matthew B Ridgway used the property for his own purposes and it is understood that D Day planning as well as a visit by Dwight D Eisenhower (Supreme Commander of the Allied Forces in Western Europe) took place.

GLEBE COTTAGE

Entrance Hall

Via half glazed front door with multi paned inset, quarry tiled flooring, radiator, useful under stairs cupboard, half glazed multi paned door to rear courtyard and staircase rising to the first floor.

Kitchen 13'5" x 9'8" (4.10 x 2.96)

With two multi paned windows to the rear, a range of base and wall mounted cupboards with work surface over and inset stainless steel sink and drainer unit, plumbing for washing machine, space for tumble dryer, space for fridge freezer, quarry tiled flooring and wall mounted valiant gas fired central heating boiler.

First Floor



Landing

Radiator and useful storage cupboard.

Sitting Room 10'3" x 14'7" (3.14 x 4.47)

Radiator, two multi paned windows to side elevations, two useful storage cupboards and door way leading to the bedroom.

Bedroom 9'6" x 12'8" (2.90 x 3.88)

Multi paned window to the side front elevation, radiator and three useful storage cupboards.

Family Bathroom 9'1" max x 9'8" max (2.77 max x 2.95 max)

Comprising low flush w.c, pedestal wash hand basin, radiator, bath with tiled surround with shower over, multi paned window to side elevation. Wall mounted dimplex heater.

Bedroom 8'4" x 9'1" with restricted head height (2.55 x 2.79 with restricted head height)

Multi paned window to the rear elevation and radiator.

Bedroom 7'9" x 9'3" (2.37 x 2.84)

Multi paned window to the rear elevation, radiator and storage cupboard.

GLEBE BUNGALOW

Entrance Porch 11'8" x 4'9" (3.57 x 1.46)

Via multi paned door and large window to front elevation.

W.c

Comprising high level w.c.

Sitting Room 14'8" x 16'10" (4.48 x 5.15)

With multi paned window to rear elevation, fireplace and multi paned window to front.

Kitchen 12'4" x 4'11" (3.76 x 1.50)

A galley kitchen with 4 ring electric hob, worksurface, stainless steel sink, plumbing for washing machine, Wall mounted Ideal gas fired central heating and doorway to leading rear porch.

Bedroom 9'7" x 12'2" (2.93 x 3.73)

Multi paned window to side elevation, radiator and built in wardrobe.

Bathroom 8'10" x 5'11" (2.70 x 1.81)

Low flush w.c, pedestal wash hand basin, bath with tiled surround and shower over.

GLEBE VILLA

Entrance Hall

Front door with glazed inset, radiator, useful storage cupboard and staircase rising to the first floor.

Sitting Room 17'11" x 10'4" (5.47 x 3.16)

Large stone open fireplace, multi paned sash window to the front elevation and radiator.

Kitchen 9'10" x 12'3" (3.02 x 3.75)

With a range of base and wall mounted cupboards with worksurface over, 4 ring electric hob and oven under, stainless steel sink and drainer unit, space for fridge and freezer and plumbing for washing machine. Multi paned window to side elevation.

First Floor

Landing

Bedroom 1 10'5" x 11'0" (3.18 x 3.37)

With multi paned sash window to the front elevation and radiator, original fireplace.

Bedroom 2 6'7" x 6'5" (2.02 x 1.97)

Multi paned window to the front elevation and radiator.

Family Bathroom 10'4" x 6'3" (3.17 x 1.91)

A wonderful bathroom with original yellow art deco tiling, bath, low flush w.c and pedestal wash hand basin.

GLEBE MOUNT GROUND FLOOR

The ground floor flat at Glebe mount is a most impressive property however it is currently not inhabitable and requires extensive updating and improvement but offers excellent scope and retains a wealth of period features including open fireplaces, oak panelling, and decorative ceiling plaster work.

Entrance Hallway

An impressive entrance hallway via half glazed multi paned doors and doorways leading to principal reception rooms and bedroom accommodation.

Dining Room 8'3" x 17'8" (2.53 x 5.39)

With impressive oak panelling and multi paned sash window to the side elevation.

Lounge 24'2" x 14'6" (7.39 x 4.44)

An impressive lounge with multi paned bay window to the side elevation, radiator, oak panelling and impressive fireplace.

Drawing Room 17'10" x 21'1" (max) (5.46 x 6.45 (max))

With large three window bay window to the front elevation, radiator, open fireplace, radiator and built in cupboards and door way to library.

Library 19'9" x 12'10" (6.03 x 3.93)

With multi paned doorway to the front and multi paned sash window to the side, fireplace and glazed cupboards with shelving and storage space under.

Bedroom 15'10" x 17'6" (4.84 x 5.34)

With two bay windows to the front elevation, fireplace with alcoved storage cupboards.

W.c

Low flush w.c and pedestal wash hand basin.

Bedroom 22'2" x 16'7" (6.77 x 5.06)

Multi paned three bay window to the front elevation, radiator.

Bathroom 13'5" x 5'10" (4.09 x 1.80)

Pedestal wash hand basin, bath and two leaded windows to the side.

Kitchen 13'5" x 15'8" (4.09 x 4.80)

Three multi paned sash windows to the side elevation and wall tiling.

Utility 13'5" x 5'9" (4.11 x 1.77)

Multi paned window to the side elevation.

Bathroom 10'0" x 7'8" (3.06 x 2.35)

Pedestal wash hand basin, bath with tiled surround and two sash windows to the rear elevation.

GLEBE MOUNT - FIRST FLOOR FLAT

Entrance Lobby

Doorway leading to the stairs rising to first floor.

First Floor

Outer landing area with window to the side elevation.

Dining Room 23'2" x 14'9" (7.08 x 4.50)

With large impressive fireplace, sash bay window to the side elevation and radiator.

Kitchen 17'10" x 9'6" (5.45 x 2.92)

Base and wall mounted cupboards with worksurface over , 5 ring gas hob, oven,



multi paned window to side elevation and radiator.

Hallway

Impressive hallway leading to bedroom accommodation.

Lounge 17'11" x 22'4" (5.47 x 6.81)

A delightful room with three bay window to front elevation, three radiators, original fireplace and sash window to side elevation.

Study 9'10" x 9'10" (3.00 x 3.00)

Multi paned sash window to the front elevation and radiator.

Family Bathroom 7'4" x 11'9" (2.25 x 3.59)

Sash window to rear elevation, towel radiator, pedestal wash hand basin and bath.

Bedroom 15'10" x 15'3" (4.84 x 4.65)

With two multi paned sash windows to the front elevation, tow radiators, pedestal wash hand basin and built in wardrobes.

Bedroom 23'0" x 22'0" (7.02 x 6.73)

With large three bay window to the front elevation, built in wardrobes, fireplace, two leaded glazed windows to the side and doorway to the bathroom.

Further Bathroom 13'4" x 10'2" (4.07 x 3.12)

Comprising low flush w.c, pedestal wash hand basin, shower, roll top bath and multi paned sash window to the side elevation.

Bedroom 13'6" x 11'8" (4.12 x 3.57)

Multi paned window to the side elevation and radiator.

Utility Room 7'0" x 6'0" (2.14 x 1.84)

Plumbing for washing machine.

Outside

Garage 1 - 4.39 x 4.42 with large timber door and parquet flooring

Garage 2 - 4.16 x 3.98 with large timber door and parquet flooring

Further garage with roller door.

TENANCIES

It is understood that Glebe Cottage, Glebe Villa, Glebe Bungalow and First floor flat each have Assured shorthold tenancies on a periodic basis. Further details from the selling agents.

Gardens

Gardens surround Glebe Mount and the property is accessed from Glebe Road leading to ample car standing. Front lawned gardens with flagstone patio and pathways.

ENERGY PERFORMANCE CERTIFICATES

Glebe Cottage - F

Glebe Bungalow - E

Glebe Villa - F

First Floor Flat - E

Ground Floor Flat - Not applicable due to being uninhabitable and Grade II Listed.

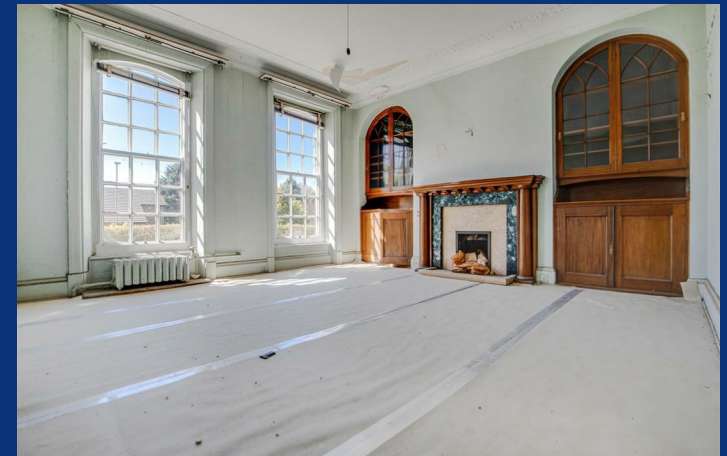
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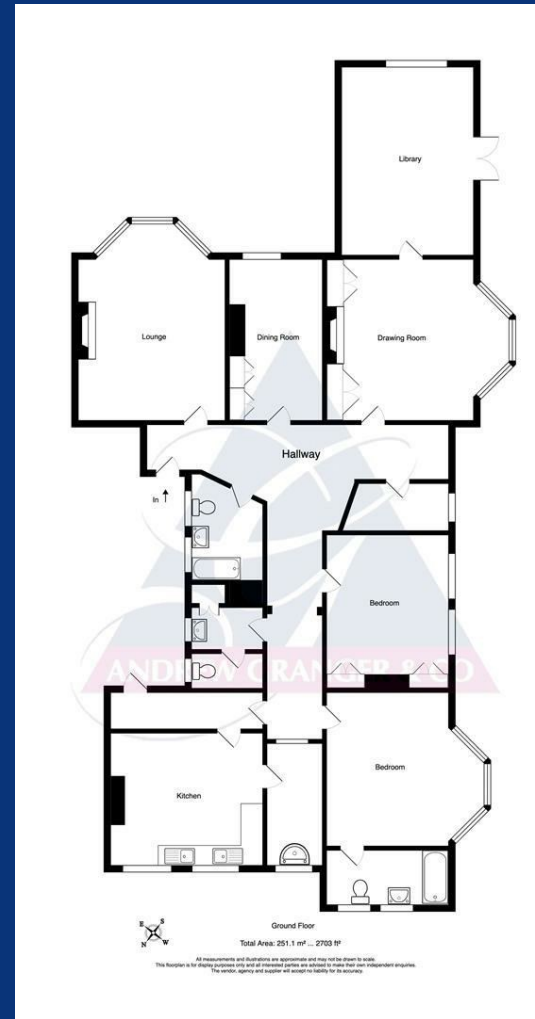
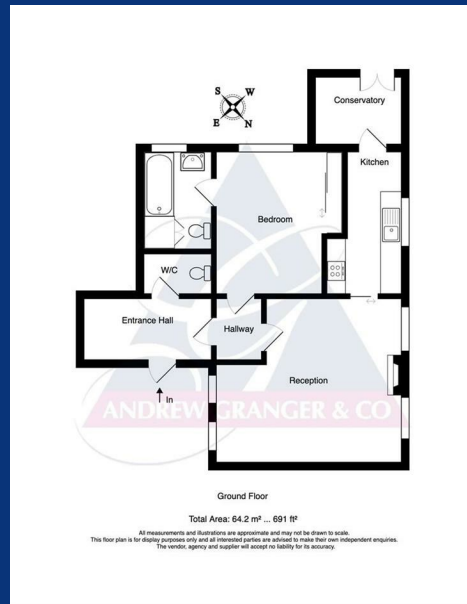
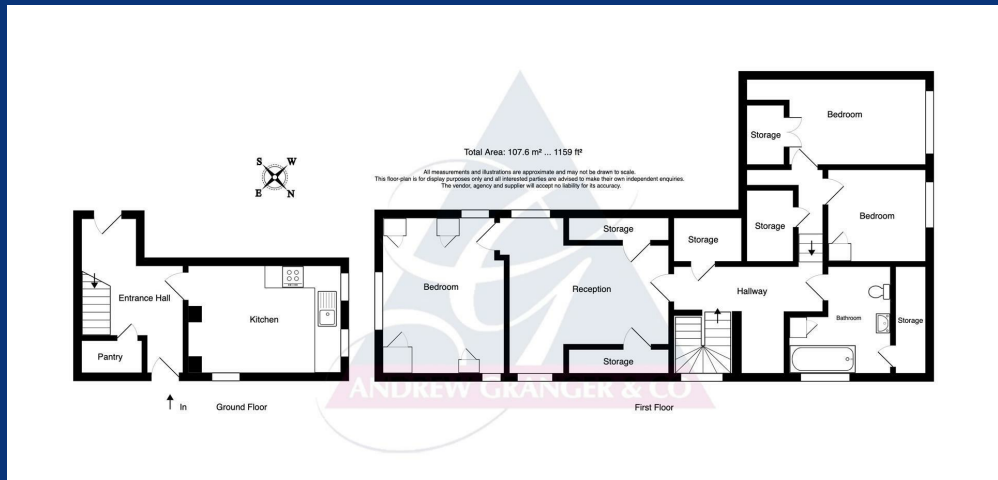
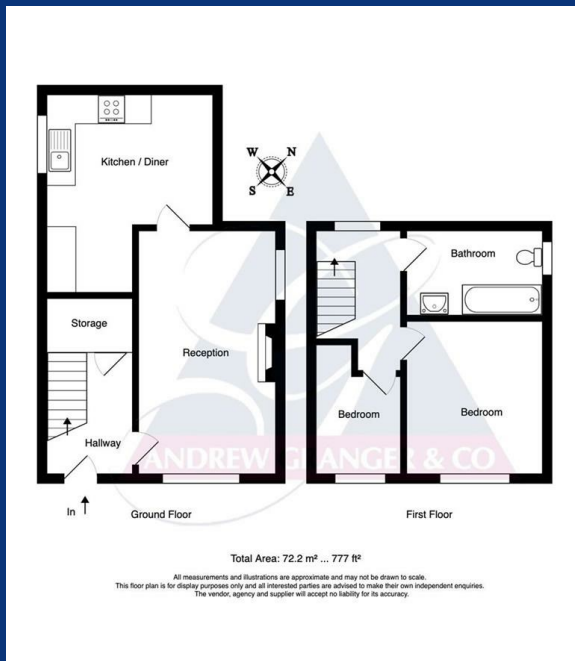
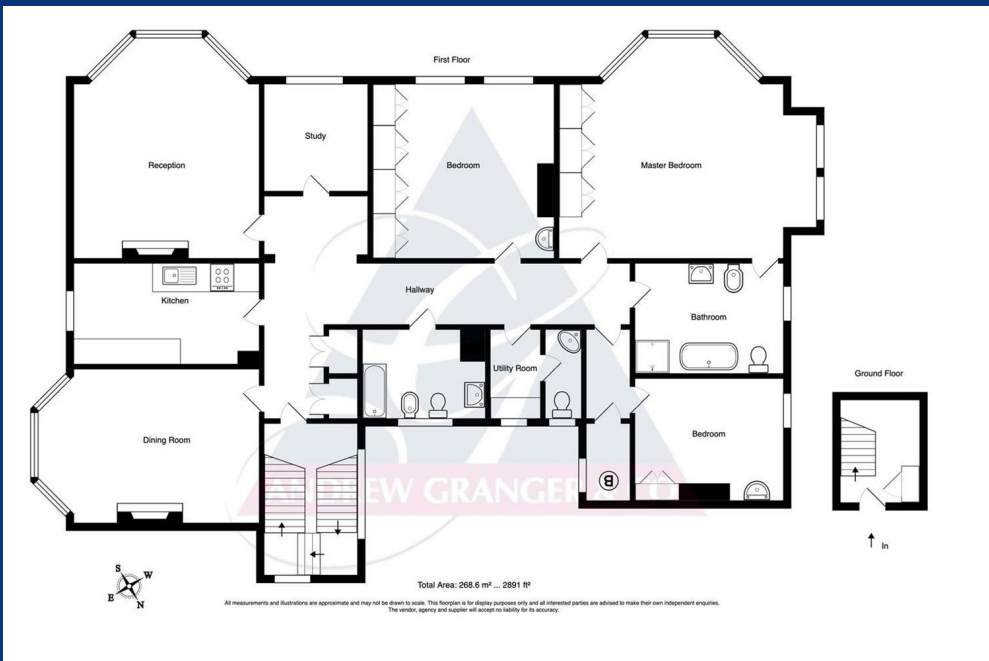
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