



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

9 St. Thomas's Road, Great Glen

2 1 1



## “Charming Proportions!”

Situated on an established road in the sought after village of Great Glen, this charming two bedroom, semi-detached property offers a wealth of character features and generous proportions making the perfect village retreat for first time buyers, down-sizers or investors!

Conveniently located within walking distance to Great Glen’s village amenities including the local primary school, access to Leicester Grammar school, pubs, petrol station, shops, and the church. The A6 is easily accessed leading into Leicester and Market Harborough, both with excellent commuter rail links with London St Pancras reached within an hour, and a regular bus service to Leicester and Market Harborough.

Entrance is gained through a charming cottage style door into an entrance porch with a fitted floor mat and a brace and latch door leading into the living/dining room.

Beautifully appointed living/dining room, boasting a dual aspect flooding the room with an abundance of natural light, solid wood flooring, period coving, a picture rail and stairs rise to the first floor. The living area features a charming, exposed brick fireplace with a solid oak mantle, a tiled hearth and a log burner, and the dining area offers ample space for a dining table and chairs, and a brace and latch door into the kitchen.

Well-presented cottage style kitchen benefitting from tiled ceramic flooring, LED ceiling spotlights, a pantry cupboard, decorative panelling and space for a small table and chairs. There is also a door into the rear porch and French doors into the garden room.

The kitchen comprises a range of shaker style eye and base level units, an oak worksurface, ceramic wall tiles, a Belfast style one and a half bowl sink with a mixer tap and draining board, a Hotpoint double oven, a four ring gas hob, and space for a washing machine and an additional undercounter appliance.

The rear porch features tiled flooring, with space for a tall fridge freezer, and a provides access to the courtyard through a stable style timber door.

Fantastic garden room offering delightful views of the rear garden, with the potential to be used as an additional reception room or study, with tiled flooring and sliding patio doors leading out.

Stairs rise to a naturally light first floor landing with a window to the side elevation, continued brace and latched doors, an airing cupboard housing a Worcester boiler, and a loft hatch.

Two well-proportioned double bedrooms boasting attractive solid wood, with bedroom one positioned to the front elevation with ample fitted wardrobes, and bedroom two overlooking the rear garden.

The bathroom also benefits from a generous size comprising LED ceiling spotlights, tiled flooring, ceramic wall tiles, a storage cupboard, and a white four piece suite. The four-piece suite incorporates an oversized shower cubicle, a panel enclosed bath, a pedestal wash hand basin and a low level WC.

Situated on the sought-after road, the property offers a neat and low-maintenance hard standing frontage, and a paved path flows round to the rear access.

The rear garden is of a great size and features a block paved patio leading from the rear doors offering the ideal space to sit out and entertain with friends. A well-maintained lawn flows go the rear of the garden and a meandering gravelled path flows up to the far end. Mature conifers and plantings line either side of the garden adding a good degree of privacy and to the rear of the garden is a further raised patio, ideally positioned to capture the best of the days sun and also houses a timber shed ideal for storage.





- Living/Dining Room - 8.53m x 3.63m (28'0" x 11'11") max
- Kitchen - 4.67m x 2.41m (15'4" x 7'11") max
- Conservatory - 3.73m x 2.39m (12'3" x 7'10")
- Rear Porch - 1.55m x 0.94m (5'1" x 3'1")
- Main Bedroom - 3.91m x 3.66m (12'10" x 12'0") max
- Bedroom Two - 3.33m x 3.25m (10'11" x 10'8") max
- Bathroom - 3.71m x 2.46m (12'2" x 8'1")



63 High Street, Market Harborough,  
Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

