



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## "The Plot and Proportions Combine..."

...to form this beautifully presented and extended family home, situated on an established and sought-after road in the heart of Great Glen, boasting a generous plot, an excellent level of finish and décor throughout, a spacious kitchen/dining/family room, three bedrooms, a single garage and ample off road parking!



Stretton Road  
Great Glen  
LE8 9GN





Picturesque village location within walking distance of the local amenities, village shops and within close driving distance of Leicester Grammar School. Market Harborough and Leicester are both also within close driving distance with fantastic commuter links into London St Pancras within an hour.

The property has been lovingly and expertly renovated over the past 8 years, with all new windows and doors throughout, an extension with skylight lanterns, rendering, flooring, bathrooms, kitchens and much more.

Entrance through the bespoke timber front door, especially made for the property by a local Market Harborough firm, leading into the inviting and well-presented entrance hall featuring a fitted floor mat, impressive Karndean flooring, stairs rising to the first-floor landing and access to the guest WC.

Beautifully appointed living room featuring a large front aspect window injecting an abundance of natural light, high quality Karndean flooring, an open gas fireplace and a bespoke wall-mounted TV unit.

The real showpiece of the property is the beautifully extended kitchen/dining/family room creating a truly impressive entertaining space. Amtico flooring flows through and offers a view down the garden through the windows to the rear. A lantern skylight adds additional light to the dining area, and bespoke timber doors slide open to the garden room.

The high quality kitchen, made by Dewhirst Kitchens in Leicester, features a host of eye and base level fitted units, Konigstone work surfaces, an inset Konigstone stainless steel sink, and a host of Neff appliances to include a single oven, combination grill and microwave, a warming drawer, an induction hob with extractor over, a fridge/freezer and a dishwasher.





The garden room flows from the dining area and offers a pretty outlook over the rear garden, with sliding patio doors bringing the outside in, and rear, side and skylight windows flood the space with natural light. A beautiful log burner has also been added to create a further focal point to the room.

Leading from the kitchen area is a generous further reception room, currently utilised as a study with a window offering views out to the garden, the space also offers the versatility to be used as a playroom or music room.

Separate utility room comprising ceramic tiled flooring and walls, a host of eye and base level fitted units, a composite sink, space for a washing machine and tumble dryer, and housing the wall mounted Worcester Bosch combination boiler, fitted in 2016 and serviced annually.

Guest WC comprising Karndean flooring, ceramic tiled walls and a white two-piece Gerberit suite.

Spacious first floor landing with access to the part boarded attic via a hatch.

The main bedroom is of a great size and features double windows to the front elevation flooding the space with natural light, fitted wardrobes and an en suite shower room. The en suite comprises ceramic tiled flooring and walls, a Gerberit toilet, a wash hand basin with vanity storage under, and a shower enclosure with a Mira Azora electric shower over.

The spacious second bedroom spans the depth of the property, formerly two smaller bedrooms and knocked through by the current owners to create a fantastic guest bedroom with dual aspect windows and space for a super king-sized bed.

The third bedroom has been converted to a generous dressing room, with bespoke fitted wardrobes on both sides of the room and a view out over the delightful garden. Should a buyer wish to use this as another double bedroom, one set of the wardrobes could easily be removed.

Stunning shower room comprising decorative tiled flooring, ceramic tiled walls, bespoke cabinetry, a Gerberit low-level WC, a vanity enclosed Vitra sink with under cabinet lighting, and a double width walk-in shower with an Aqualisa rainwater style shower over.









Situated on the desirable Stretton Road, the property is set back from the road with a large blocked paved driveway providing off road parking for two to three cars, with a further space in the garage if required. A beautiful oak tree stands proud at the front of the property, and there is secure gated access to the rear garden via either side of the property. The stunning rear garden is much larger than you might expect and features a path flowing around both sides of the property retained by a low-level brick wall, with secure gated access on either side. Steps lead up the garden past a flowing lawn on the right-hand side with a beautiful mature tree and a mature and well stocked planted border on the left-hand side. Traditional style lanterns light the garden creating a welcoming ambience on those summer evenings. The block paved steps flow tip to a circular patio area, perfectly positioned to capture the best of the days sun and an ideal space to sit out and entertain with friends and family. A small pond area with a mature shrub raised flower bed splits the first part of the garden to the large rear of the garden, with high level conifers at the rear and right-hand boundaries providing a great degree of privacy. Three mature trees break up the well-maintained lawn area, with a timber shed and a summer house to the far hand side, offering a further patio space if required to capture the last of the days sun.

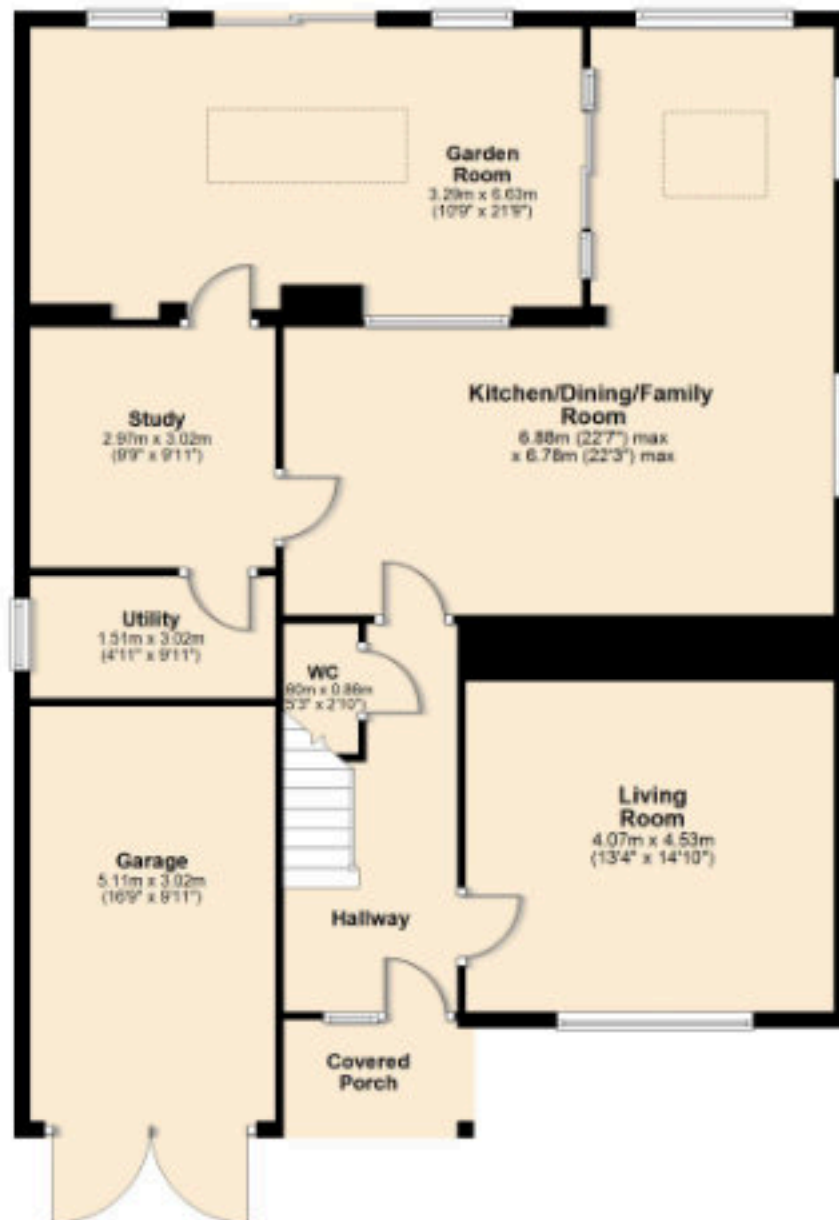




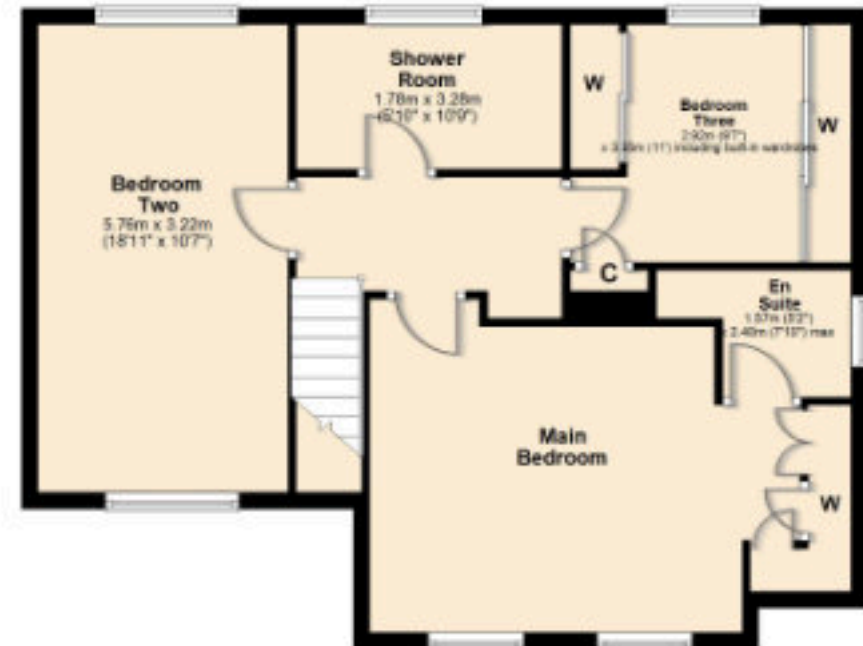




## Ground Floor



## First Floor



\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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