



## Coverside Road, Great Glen

£525,000

An EXTENDED DETACHED property offering VERSATILE ACCOMMODATION to include an open plan split-level kitchen dining room and FOUR BEDROOMS.





**Entrance Hall** 12' 2" x 7' 9" (3.71m x 2.36m)

With stairs to first floor, laminate floor, radiator.

**Lobby**

With double glazed door to the side elevation, cloaks cupboard, radiator.

**Ground Floor WC** 5' 3" x 3' 9" (1.60m x 1.14m)

With double glazed window to the side elevation, low-level WC, wash hand basin, tiled floor, part tiled walls, radiator.

**Sitting Room** 19' 0" x 12' 0" (5.79m x 3.66m)

With double glazed window to the side elevation, laminate floor, TV point, two radiators, split-level access to open plan kitchen dining room, open aspect to:

**Conservatory** 10' 5" x 10' 0" (3.18m x 3.05m)

With double glazed doors to rear garden, laminate floor, radiator.

**Open Plan Kitchen Dining Room** 17' 5" x 16' 3" (5.31m x 4.95m)

With double glazed bi-fold doors to rear garden, double glazed window to the rear elevation, composite sink and drainer unit with mixer tap and a range of wall and base units with work surfaces over, built-in electric oven and induction hob with extractor hood over, built-in dishwasher, built-in fridge freezer, inset ceiling spotlights, laminate floor, radiator.



### Utility Room

7' 8" x 6' 8" (2.34m x 2.03m)

With door to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, plumbing for washing machine.

### Laundry Room/Home Office

9' 7" x 7' 10" (2.92m x 2.39m)

With double glazed window to the rear elevation, wall mounted boiler, radiator.

### Family Room/Fifth Bedroom

13' 8" x 11' 1" (4.17m x 3.38m)

With double glazed window to the front elevation, under stairs storage cupboard, radiator.

### First Floor Landing

With double glazed window to the front elevation, loft access leading to partly boarded loft, radiator.

### Bedroom One

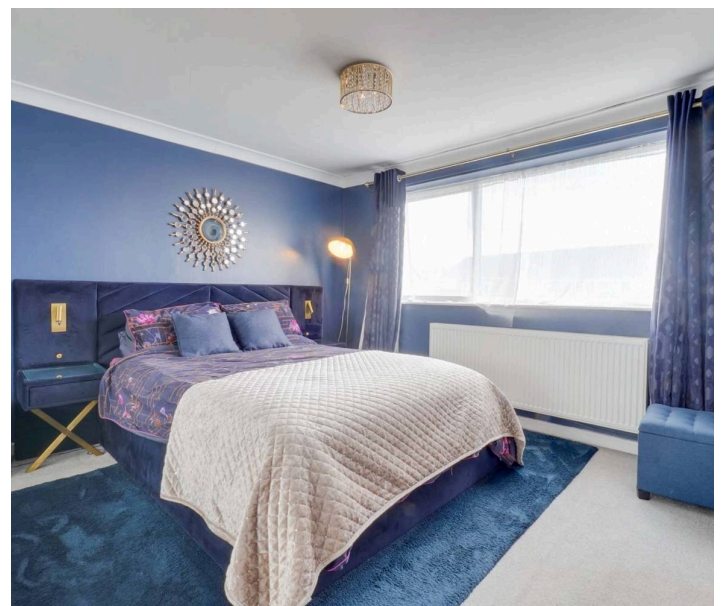
12' 4" x 12' 5" (3.76m x 3.78m)

Measurement narrowing to 11'. With double glazed window to the rear elevation, fitted mirrored sliding wardrobes, radiator.

### En-Suite Shower Room

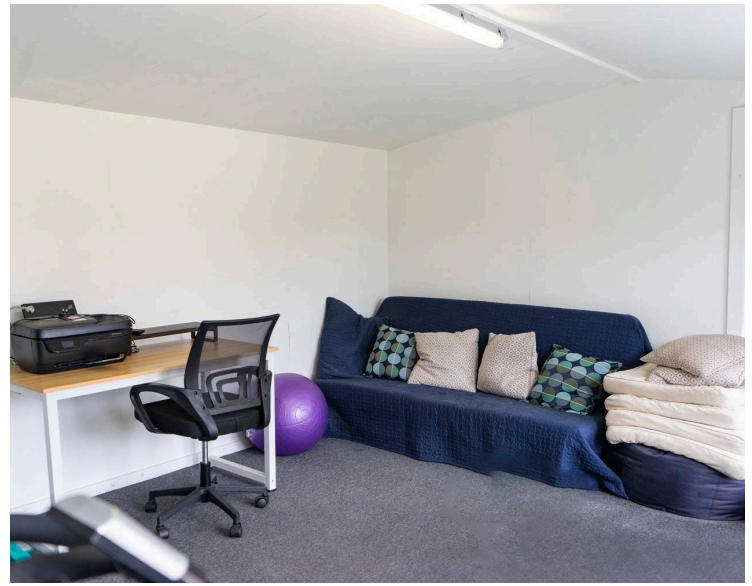
8' 5" x 3' 3" (2.57m x 0.99m)

With tiled shower cubicle, wash hand basin, low-level WC, tiled floor, part tiled walls, heated chrome towel rail.









### **Bedroom Two**

10' 4" x 9' 3" (3.15m x 2.82m)

With double glazed window to the rear elevation, airing cupboard, radiator.

### **Bedroom Three**

12' 6" x 7' 8" (3.81m x 2.34m)

With double glazed window to the rear elevation, built-in wardrobe, radiator.

### **Bedroom Four**

9' 5" x 6' 5" (2.87m x 1.96m)

With double glazed window to the front elevation, built-in wardrobe, radiator.

### **Bathroom**

8' 7" x 7' 10" (2.62m x 2.39m)

With double glazed window to the side elevation, bath, separate tiled shower cubicle with electric shower, extractor fan, low-level WC, wash hand basin, vinyl floor, part tiled walls, heated chrome towel rail.

### **Front Garden**

With hedging to perimeter, mature wisteria.

### **Rear Garden**

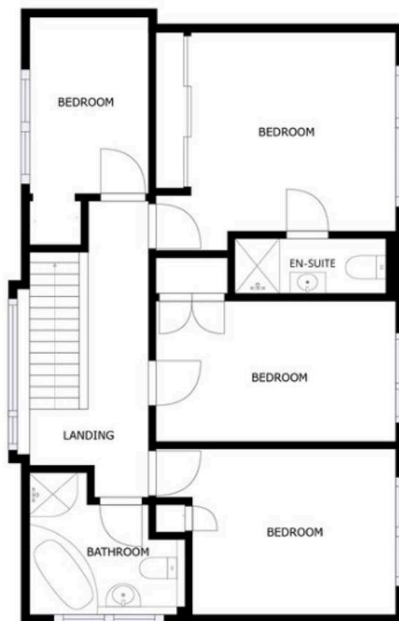
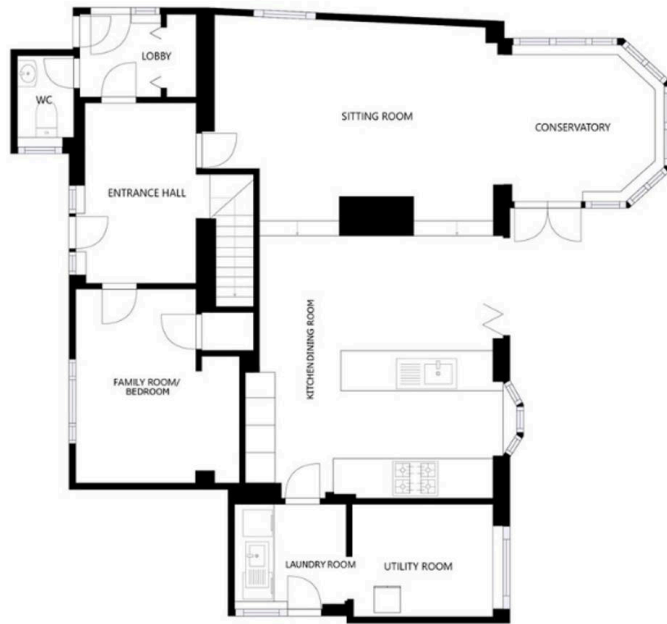
Landscaped rear garden with a southerly aspect, paved patio area leading to a lawn area, raised flowerbeds, inset shrubs, further paved area to the rear, covered side lobby with gated side access, summerhouse (15'4" x 12'1") with fold open doors onto the garden, power points and lighting providing an ideal home office or gym.

### **Driveway 4 Vehicles**

Gravelled driveway providing ample off road parking.

### **Garage**

Attached garage with up and over door to the front elevation, door to rear access, power and lighting.





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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

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