



31 Erringtons Close, Great Glen
LE2 4RP

Offers Over
£375,000



Bedrooms: 5

Bathrooms: 2

Receptions: 3

Set within a quiet, private cul-de-sac in the highly desirable village of Great Glen, this beautifully appointed five-bedroom, three-storey home offers generous living space, a stunning garden, and an exceptional location. Just a stone's throw from the renowned Leicester Grammar School and only a short drive to both Leicester city centre and Market Harborough, it's the perfect blend of village charm and urban convenience.

From the moment you step inside, the calm, neutral décor and well balanced layout create a sense of space, warmth and comfort. The entrance hall leads into a bright and spacious living room, positioned at the front of the house, where a large bay window fills the space with natural light. Towards the rear, a stylish open-plan kitchen and dining area forms the heart of the home. Beautifully fitted with contemporary units and integrated appliances, the kitchen opens directly onto the rear garden through French doors, making it perfect for both everyday family life and summer gatherings. A practical utility room and downstairs WC add to the everyday convenience of the ground floor.

The first floor offers excellent versatility, featuring two generously sized bedrooms with stunning views over the surrounding greenery, along with a beautifully decorated and spacious second lounge, perfect for relaxing or entertaining.





Bedrooms: 5

Bathrooms: 2

Receptions: 3

The top floor comprises three further bedrooms, including a generous master with a en-suite, two additional bedrooms, and a contemporary family bathroom. This level offers excellent flexibility for families, guests, or those needing dedicated work from home space, all finished to the same high standard seen throughout the home.

Outside, the rear garden is a true highlight. Beautifully established and carefully landscaped, it offers a tranquil retreat with mature planting, well-maintained lawns, and a patio area ideal for outdoor dining. The green outlook creates a sense of privacy and calm, making it a rare find in such a convenient location.

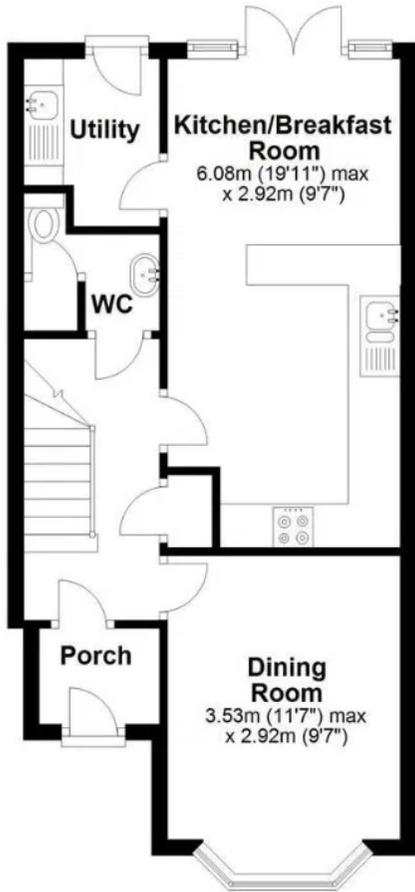
To the front, the property enjoys a neat, low-maintenance garden alongside a private driveway and a single garage, offering both off road parking and additional storage.

This exceptional home is ideally situated for families looking for outstanding schools, countryside surroundings, and quick access to key transport links. With nothing left to do but move in and enjoy, this is a rare opportunity to secure a spacious, stylish and versatile home in one of Leicestershire's most sought after areas.



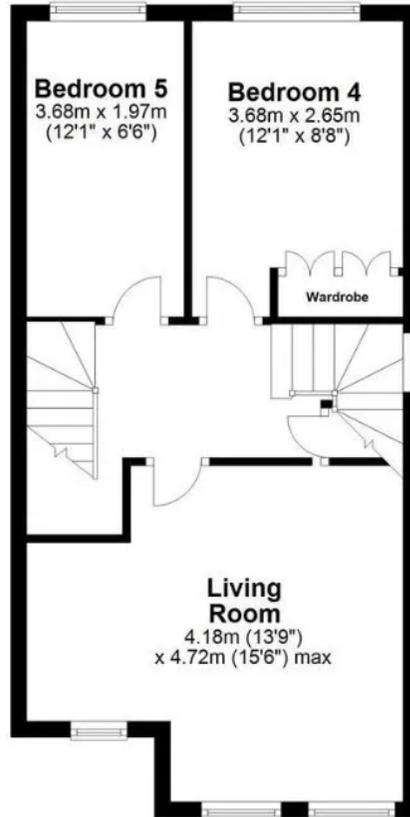
Ground Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



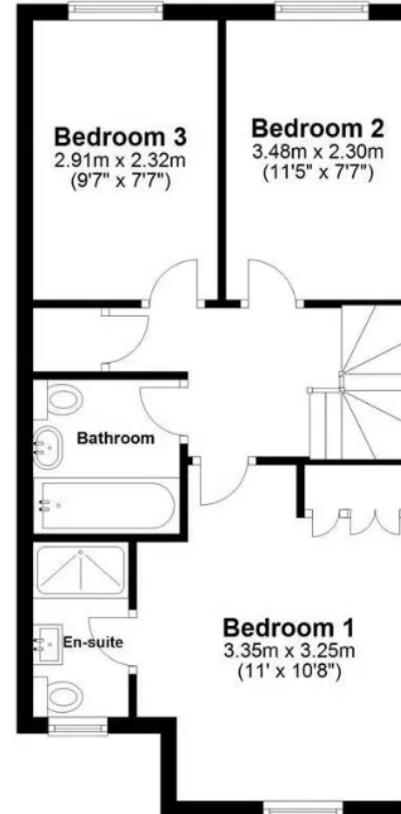
First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Second Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 129.8 sq. metres (1397.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.





Danielle Nutley Property
46a High street, Market Harborough

07837 027 235
danielle@nutleyproperty.co.uk
<https://daniellenutleyproperty.co.uk/>