

Stonehill Drive

GREAT GLEN, LEICESTERSHIRE

JAMES
SELICKS



This well-presented family home offers spacious and versatile accommodation throughout, ideal for modern living. Thoughtfully arranged over two floors, the property boasts a high standard of finish, with contemporary fittings, generous room sizes, and excellent natural light. Located in a quiet residential setting and benefits from ample parking, a garage, and a private rear garden, making it a fantastic option for growing families or those seeking flexible home-working space.

Open-plan living dining kitchen with integrated appliances & direct access to the rear garden • Utility room with potential for WC reinstatement • Home office • Spacious sitting room with log burner • Large hallway with storage space • Three double bedrooms, including a large master with ensuite potential • Modern bathroom with underfloor heating • Landing with airing cupboard • Front garden with lawn, parking for three cars, and garage • Private rear garden with decking, patios, lawn, and bark play area •

Accommodation

The heart of this home is the stylish open-plan kitchen, dining, and living area, which features an excellent range of eye-level and base units with wood-effect worktops, a Bosch double oven, integrated fridge-freezer, five-ring gas hob with splashback and Bosch extractor fan, and a stainless-steel sink with drainer. The space benefits from grey tiled flooring, spotlights, two Velux windows, two sets of patio doors opening onto the rear garden, and an additional side door for convenient access. Adjacent to the kitchen is a separate utility room with matching flooring, plumbing for a washer and dryer, a small storage cupboard, and a UPVC side window; this room was previously configured as a WC, and the plumbing remains in place should a toilet or washroom be required.

Just off the kitchen is a home office with a rear-facing UPVC window. The large entrance hallway continues with the kitchen's tiled flooring and offers ample space for coat and shoe storage.

To the front of the house is a generous sitting room filled with an abundance of natural light by virtue of a large uPVC window to the front, with a further window to the front. It has a feature log burner set within a recess with oak mantle over creating a lovely focal point to the room.

Upstairs, the spacious landing includes an airing cupboard and a uPVC window to the side. The master bedroom is a substantial double room with two front-facing uPVC windows and spotlights and has potential to be reconfigured into a bedroom with ensuite (subject to any necessary planning consent). The second bedroom is a comfortable double with fitted wardrobe space and a rear uPVC window, while the third is also a double with a side-facing window and space for built-in storage. The family bathroom completes the internal accommodation and features underfloor heating, a bath with shower over, modern subway tiled walls, a separate sink, a recently fitted toilet (approximately two years old), spotlights, and a brushed bronze heated towel rail.

Outside

To the front of the property is a lawned garden bordered by hedging, along with a driveway providing off-road parking for up to three vehicles. This leads to a garage equipped with power and lighting. The private rear garden is well landscaped, offering a raised decked seating area, with new patio walkways to either side, and a central lawn, all leading down to a bark-covered play area—ideal for families and outdoor entertaining.

Location

Great Glen is an extremely popular south-east Leicestershire village and offers a wide range of local amenities including a village store, Co-Op, post office, hair salon, Methodist Chapel, three public houses, an attractive parish church at St. Cuthberts, and is surrounded by some of Leicestershire's most picturesque rolling countryside. The village lies just off the A6, conveniently located for Leicester and Market Harborough, both offer a wider range of amenities catering for day to day needs and offer centres of employment. Both also offer a mainline rail link to London St. Pancras in around an hour.





Road communication links are good; Great Glen lies just off the A6 which runs from Loughborough to the northwest to the A14 just outside Kettering. Access to the M1 and M69 can be found at both Fosse Park (Junction 21) and at the Cathorpe Interchange (Junction 19). The A47 can be reached in around 20 minutes and will take you to Uppingham, Oakham and further afield to Peterborough.

Great Glen is home to some of the finest schooling within the county and contributes towards the driving factor for many families considering a move into the village. There are several nurseries located in and around the village, of note is Little Stars Nursery located on the school site within the village at St. Cuthberts C of E Primary School. St Cuthbert's C of E Primary School offers primary education for children aged 4 - 11 years and feeds into The Kibworth Mead Academy in the neighbouring village of Kibworth, which provides education from 11 – 16 years. In the private sector a widely renowned group of schools form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School, and Leicester Grammar School Stoneygate. Combined they offer education from ages 3 to 18 and are extremely popular.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** D

Listed Status: Not Listed **Conservation Area:** No

Services: The property is offered to the market with all mains services and gas-fired central heating

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes, Title Register is available on request

Flooding issues in the last 5 years: None

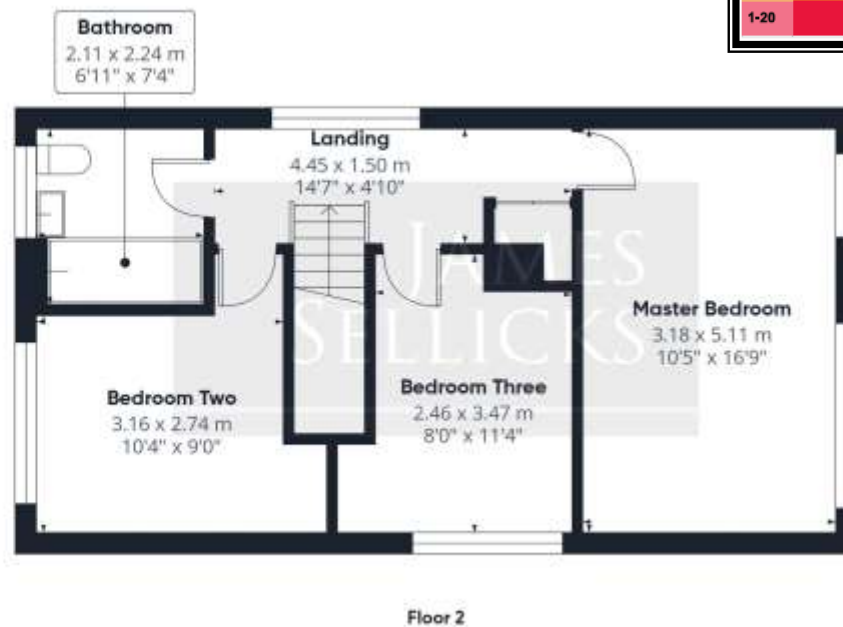
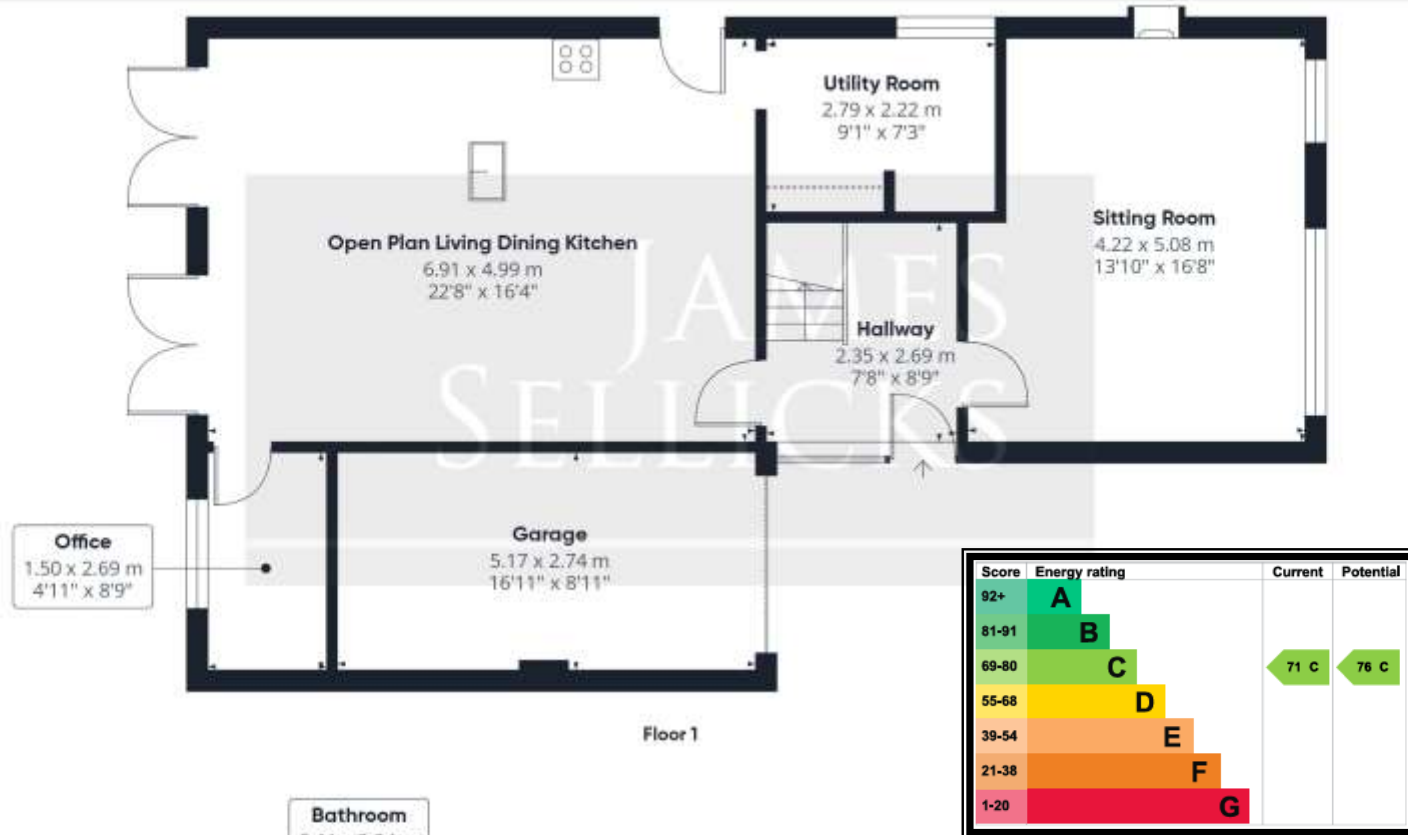
Accessibility: Two storey dwelling. No modifications internally. Steps down from the decking

Planning issues: None which our clients are aware of

Satnav Information: The property's postcode is LE8 9EL, and house number 20.







Approximate total area⁽¹⁾

133.9 m²

1443 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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