



LAKE SIDE
GREAT GLEN, LEICESTERSHIRE

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Lakeside,
3 Hall Gardens, Off Oaks Road,
Great Glen, Leicestershire LE8 9PX

Lakeside is a remarkable, stylishly presented and quietly situated village home on a delightful plot, lying adjacent to a small lake with gardens and an area of woodland bordering directly onto open fields.

Stylishly presented | Popular village location |
Delightful plot | Stunning views | Four/Five bedrooms
| Three bathrooms | Double garage | Large driveway
and parking area | Total plot approx. 0.45 acres |
Excellent local schooling |

ACCOMMODATION

The property is entered into a superb reception hall with stairs rising to the first floor, storage cupboard, cloakroom off and provides a useful study area/library. The sitting room enjoys a triple aspect, with French doors providing access to the terrace garden and views beyond. An impressive Inglenook fireplace has a log burning stove and provides a splendid focal point to the room.

Accessed off the reception hall is a stunning refitted open plan living dining kitchen which has a garden room off which provides wonderful views over the garden and view. The kitchen comprises a range of handmade cabinets and drawers under white Silestone preparation surfaces. The island unit provides a breakfast bar area, sink with Quooker boiling tap, electric oven, wine cooler and further storage. Integrated appliances include Fisher and Paykel two drawer dishwasher and fridge/freezer. The adjoining utility room has a walk in pantry with built in shelving and has a stainless steel sink, work surfaces, wall cupboards and ample storage.

An inner lobby provides a door to the rear and access to the double integral garage. A further room with built in desk unit and shelving completes the ground floor and is flexible in its use as a fifth bedroom/study/playroom.

A return staircase and spacious galleried landing gives access to all first floor accommodation and an airing cupboard.

The master bedroom has a Juliet balcony and French windows taking best advantage of the stunning views, a vaulted ceiling has downlighters and a Velux rooflight. A separate dressing area has a range of built in wardrobes, drawers and shelving. The feature ensuite bathroom has a roltop bath with mixer taps, twin wash hand basins on a tiled plinth with cupboards under, WC, twin chrome heated towel rails and a tiled floor. A curved wall separates the walk-in wet room shower.

Bedroom two has a range of fitted bedroom furniture and a walk in wardrobe. It benefits from an ensuite bathroom and overlooks the adjacent lake. There are two further double bedrooms, one with a dual aspect overlooking the rear garden and fields with views beyond and one overlooking fields. There are two partially boarded roof spaces, one accessed by a steel folding ladder. There is also extensive eaves storage. Completing the accommodation is a stunning family wet room comprising a panelled bath, shower cubicle, wash hand basin under vanity unit, low flush WC, tiled walls and floors and a heated towel rail.

OUTSIDE

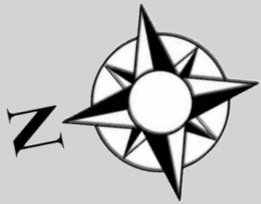
A driveway provides ample car parking and provides access to a double integral garage with electric up and over doors. There are also neat lawned areas to the front. The side and rear of the property provide delightful views over an adjacent lake with a gravelled path meandering through woodland to the rear of the garden with fine specimen Oak, Elm and Beech trees.

A large lawn lies adjacent to well-stocked shrub and herbaceous borders, mixed Laurel and Hawthorn hedging bordering directly onto pasture land with far-reaching views over farm and woodland to the rear. A cedar-framed greenhouse has electric power and could be a suitable location for a stunning home office overlooking the lake.

There is a separate Wendy house with a stable door and also a large shed concealed from the house. The rear garden has designer garden lighting and has a large curved terrace with random flagged and paved surface with concealed lighting taking best advantage of a delightful aspect and fine views. The front of the house is illuminated by concealed uplighters and the property also benefits from solar panels which produce an annual income.



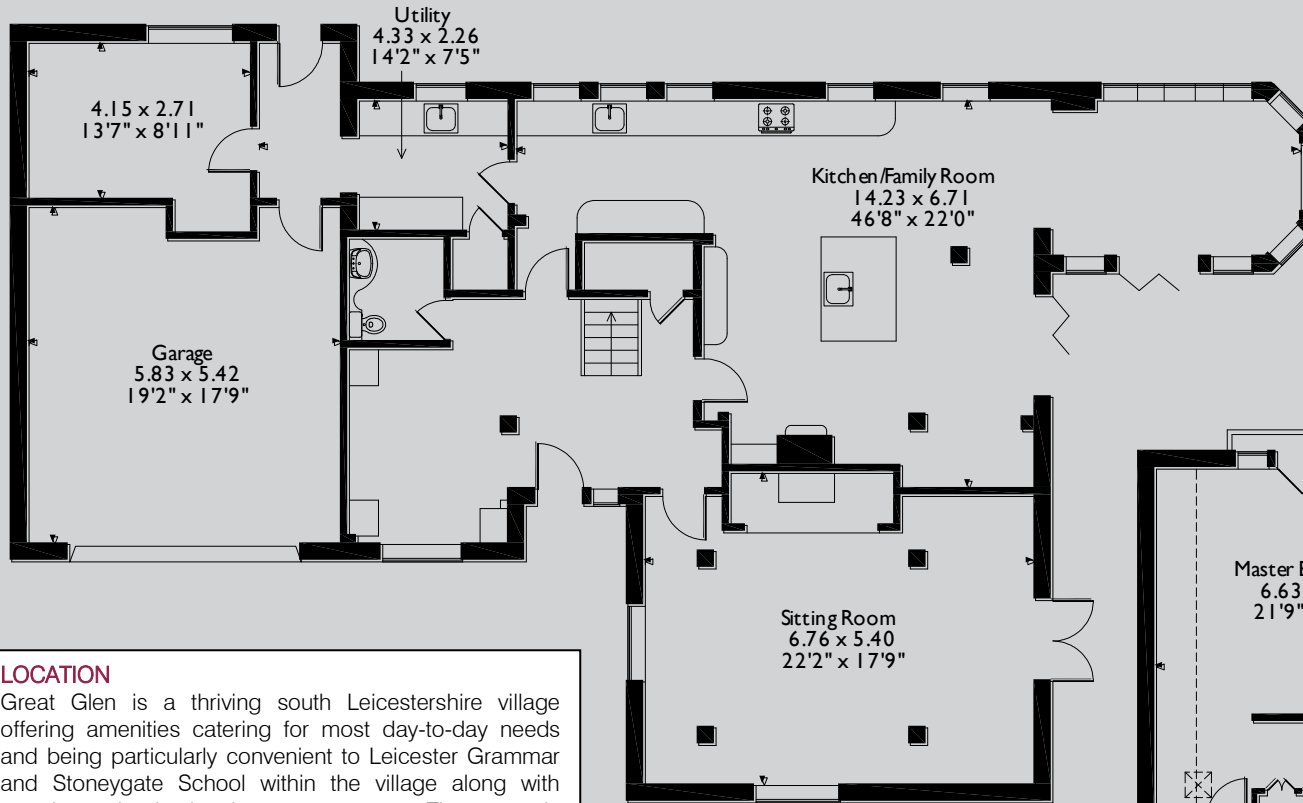




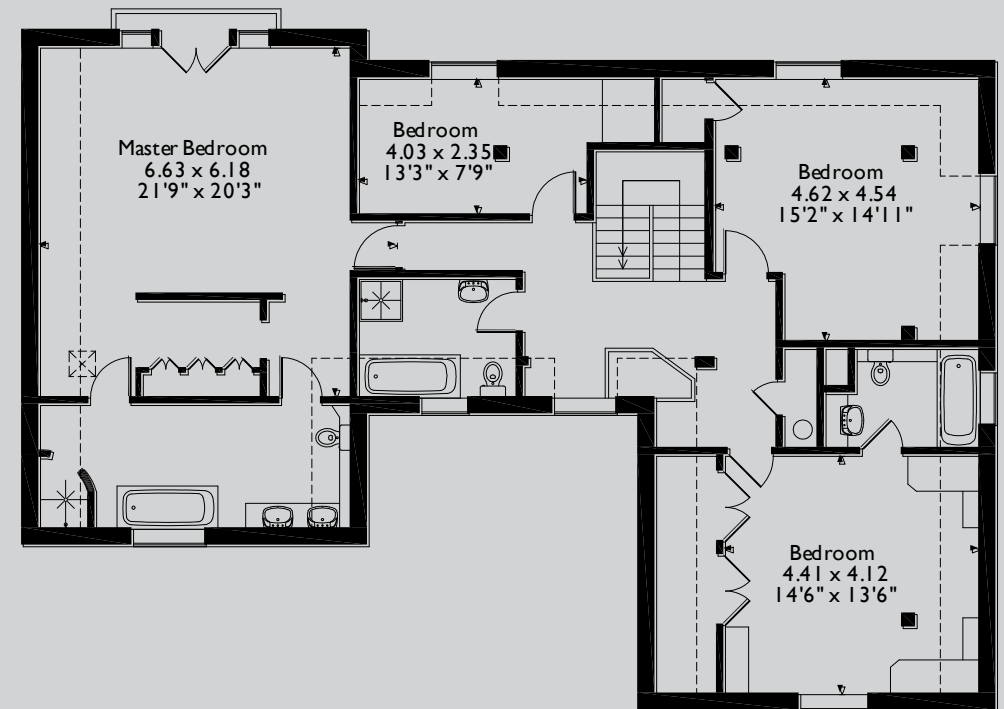
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Approximate gross internal area = 285 Sq. M / 3071 Sq. Ft

Measurements are approximate. Not to scale. For illustrative purposes only.



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

LOCATION

Great Glen is a thriving south Leicestershire village offering amenities catering for most day-to-day needs and being particularly convenient to Leicester Grammar and Stoneygate School within the village along with popular schools in the state sector. The area is surrounded by some of the County's finest rolling countryside with the market town of Market Harborough and the City of Leicester providing a wider range of facilities, professional quarters and mainline rail access to London St. Pancras.

DIRECTIONAL NOTE

From Market Harborough travel via the A6 in a northerly direction. Upon entering the village of Great Glen, take a left hand turn into Church Lane for its entirety which leads into Oaks Road, take a right turn into Hall Gardens where Lake Side can be found at the bottom of the road on the left hand side.

During summertime



**JAMES
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Measurements and Other Information

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