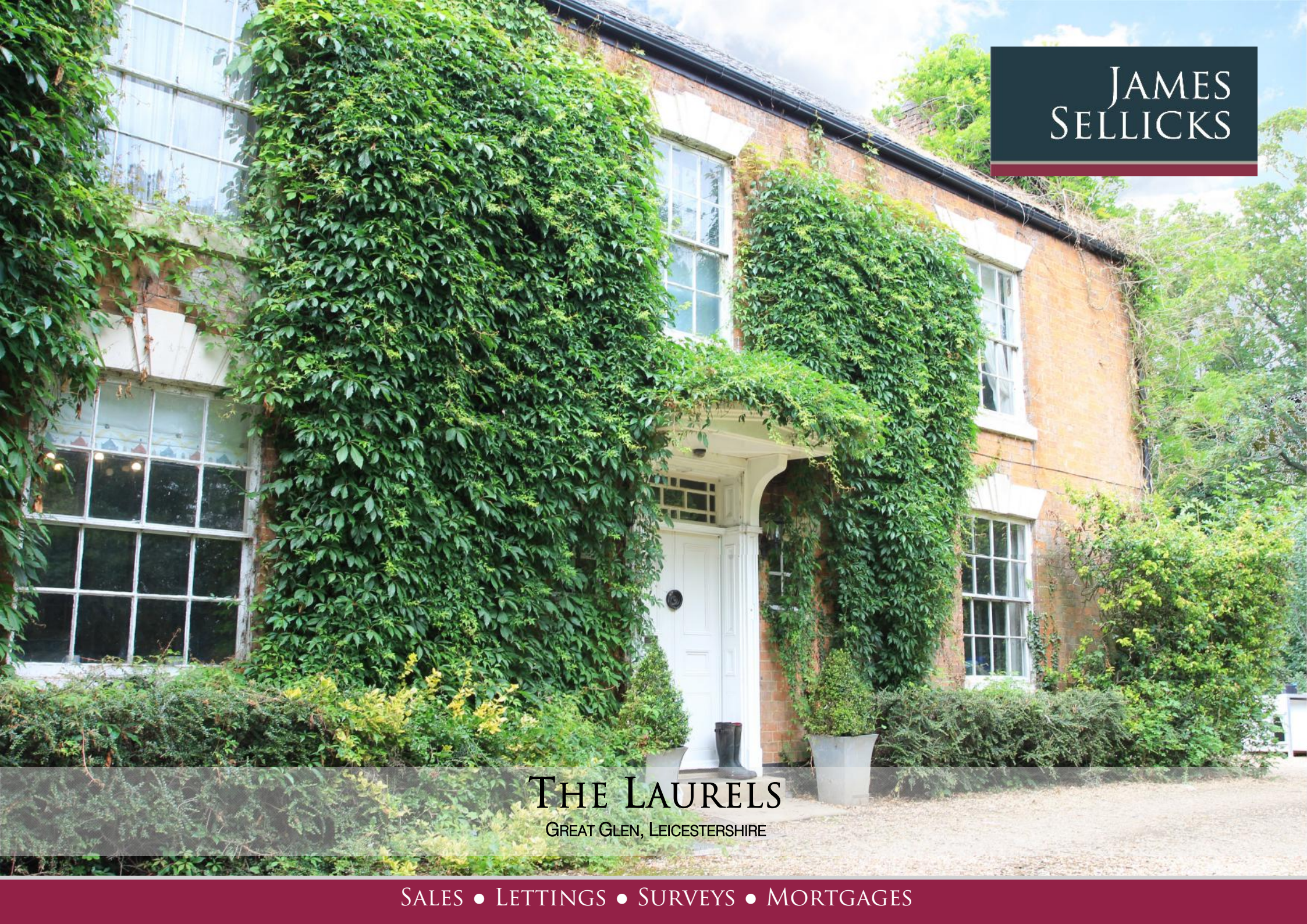


JAMES SELLICKS

THE LAURELS

GREAT GLEN, LEICESTERSHIRE

SALES • LETTINGS • SURVEYS • MORTGAGES

The Laurels
28/28a London Road
Great Glen
Leicester LE8 9FL

An attractive three bedroom country home boasting an abundance of charm and character, with an attached two bedroom annexe, situated on a plot approaching half an acre, in a secluded location in this popular village. The property is considered suitable for extension, subject to the necessary consents.

Open hallway | breakfast kitchen | utility room | shower room | study area | sitting room | three bedrooms | family bathroom | attached cottage with galley kitchen | sitting room | dining room | two bedrooms | bathroom | driveway | extensive front gardens | single garage | EPC-F

LOCATION

This thriving south Leicestershire village is popular for the quality and variety of its housing stock and retain a strong sense of community centred around the neighbourhood amenities including popular public houses and eateries and very well regarded schools in the state and private sector. There is a GP surgery, sporting and recreational amenities, a parish church, post office and primary school. The extremely well regarded Leicester Grammar School is situated within a mile to the north. A wider range of amenities are available at both Leicester and Market Harborough, both providing a mainline rail connection to London St Pancras, the latter in little over an hour.

ACCOMMODATION

The property is entered via an open hallway housing the stairs to the first floor and having feature arches with built-in cupboards and wooden flooring. The breakfast kitchen has a good range of cream eye and base level units and drawers, glazed display cabinets and ample preparation surfaces, under pelmet lighting, a range style oven with extractor hood, further ample white appliance space, tiled flooring, extractor fan, windows to the side and rear and steps down to a study area. A utility room provides further cupboards and drawers and a cloakroom off with a two piece suite. The sitting room has a feature stone open fireplace with hi-line windows either side, wooden flooring and a large sash window to the rear.

To the first floor a large landing gives access to the master bedroom which has windows to the front, side and rear elevations and a new en-suite providing a three piece suite comprising shower enclosure, pedestal wash hand basin, enclosed WC and a window to the front. Bedroom two has built-in wardrobes and windows to the front and side elevations. Bedroom three has a built-in wardrobe and a window to the side. The refitted family bathroom has a three piece suite comprising a pedestal wash hand basin with mirrored cabinet over, an enclosed WC and a large bath with central taps and shower attachment, wooden flooring.

The attached cottage (which is held on a separate title deed and could easily be re-integrated into the main house) offers accommodation currently comprising kitchen, sitting room, dining room, two first floor bedrooms and a family bathroom.

OUTSIDE

The property is accessed via a five-bar wooden gate and a tree-lined gravelled driveway providing ample car standing space and leading to a single garage. There are extensive lawned gardens to the front of the property with a variety of mature trees, shrubs and plants.

DIRECTIONAL NOTE

Proceed out of Leicester on the A6 London Road in a southerly direction continuing through Oadby and past the Glen Gorse Golf Club. At the roundabout take the first exit onto London Road, continuing past the Leicester Grammar School where the property can be located on the right hand side.

The Laurels, 28/28A London Road, Great Glen

Total Approximate Gross Internal Floor Area

House = 1548 SQ FT / 144 SQ M

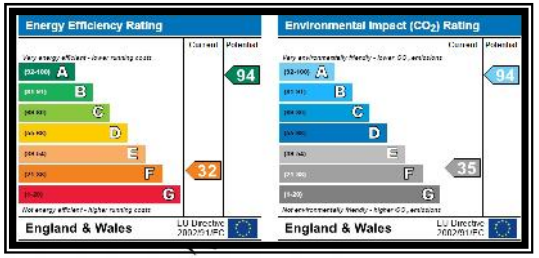
Attached Cottage = 1154 SQ FT / 107 SQ M

Garage = 179 SQ FT / 17 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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Measurements 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.