



1, THE AVENUE, STRETTON HALL, LE2 4QR
PRICE £735,000

ANDREW GRANGER & CO

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A beautifully presented five bedroomed family home situated in a delightful setting within the highly desirable and sought after Stretton Hall development. The property offers generous and spacious accommodation arranged over two floors with the benefit of gas fired central heating and double glazing and comprises spacious entrance hallway with staircase rising to first floor, cloaks/wc off, study, sitting room leading to conservatory with underfloor heating, dining room, open plan living/dining kitchen and utility room. First floor split level galleried landing, master bedroom with en-suite and dressing room, guest bedroom with en-suite, two further bedrooms and family bathroom. Outside: mature gardens, ample car standing to the front leading to integral double garage. Enclosed landscaped gardens to rear.

LOCATION

The property stands on the fringes of Stretton Hall, lying on the outskirts of Leicester between Oadby and Great Glen. The nearby village of Great Glen offers excellent local shopping, educational and recreational facilities, together with Oadby which offers more comprehensive town centre facilities and renowned local schooling. The property enjoys good access to the local communication network, including the A6 Great Glen bypass and the city's inner and outer ring road system giving access to the M1 and M69 motorways. Mainline rail services in all directions including London St Pancras from the city centre.

VIEWING & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Co on 0116 2429922. To reach the property from the city centre proceed southwards along the London Road (A6), passing through Stoneygate and Oadby. Branching left at the Glen Gorse roundabout signposted Glen Rise, turning left onto Chestnut Drive, continue along Chestnut Drive, branching right past Stretton Hall and left into The Avenue with the property located on the left hand-side where the property can be easily identified by an Andrew Granger & Co for sale board.

GROUND FLOOR

ENTRANCE HALLWAY

Via traditionally styled front door with glazed side screen, staircase rising to first floor, coving to ceiling, radiator, useful storage cupboard and doors leading to principle reception rooms.



CLOAKS/W.C

Comprising low flush W.c, pedestal wash hand basin with tiled surround, radiator and extractor fan.

STUDY 11'7" x 8'0" (3.54 x 2.44)

With two Upvc double glazed windows to front elevation, radiator and coving to ceiling,

SITTING ROOM 11'7" x 17'8" (3.55 x 5.41)

With fireplace with living flame effect gas fire, two radiators, coving to ceiling and two Upvc double glazed windows to side elevation and doorway leading to conservatory.

CONSERVATORY 16'0" x 10'6" (4.90 x 3.21)

A delightful light and airy room with views over the rear gardens, of Upvc construction with patio doors leading onto the rear gardens, granite flooring with underfloor heating. Further doorway to the dining room.

DINING ROOM 10'1" x 15'6" (3.08 x 4.73)

Accessed from the entrance hallway with radiator, Upvc double glazed window to the rear elevation and door way to conservatory.

KITCHEN/BREAKFAST ROOM 16'0" x 16'0" (4.88 x 4.90)

Comprising a range of base and wall mounted cupboards with roll top work surface over and inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, Rangemaster cooker with large canopy extractor fan over, space for American style fridge and freezer and integrated dishwasher, Upvc double glazed window to rear elevation and porcelain tiled flooring.

UTILITY ROOM 11'8" x 5'5" (3.58 x 1.66)

With work surface, plumbing for washing machine, full height cupboard, wall mounted gas fired central heating boiler and half glazed door giving access to the side and porcelain tiled flooring.

FIRST FLOOR

GALLERIED LANDING

A delightful spacious split landing, access to roof void, coving to ceiling, radiator and storage cupboard.

MASTER BEDROOM 15'0" x 11'6" (4.58 x 3.51)

A delightful master bedroom with two Upvc double glazed window to front elevation, built in wardrobes, radiator and doorway leading to dressing room and en-suite.



EN-SUITE

An en-suite comprising large walk-in shower, low flush w.c, towel radiator, wall and floor tiling, and Upvc double glazed window to rear elevation.

DRESSING ROOM 5'1" x 4'3" (1.56 x 1.31)

GUEST BEDROOM 14'2" max x 12'7" (4.34 max x 3.86)

With UPVC double glazed window to rear elevation, radiator and built in wardrobes.

EN-SUITE

Comprising low flush wc, pedestal wash hand basin, decorative tiling to dado height, electric shaver point, shower cubicle with tiled surround, extractor fan and Upvc double glazed window to side elevation and radiator.

BEDROOM THREE 14'2" x 11'4" (4.33 x 3.46)

With two Upvc double glazed windows to front elevation, radiator and built in wardrobes.

BEDROOM FOUR 12'5" x 8'1" (3.81 x 2.47)

With Upvc double glazed window to rear elevation, radiator and built in wardrobes.

FAMILY BATHROOM

Comprising panelled bath with shower attachment over, shower cubicle with tiled surround, pedestal wash hand basin, extractor fan, low flush wc and radiator, electric shaver point and Upvc double glazed window to side elevation.

BEDROOM FIVE 10'10" x 9'0" (3.32 x 2.75)

With Upvc double glazed window to rear elevation, radiator and built in wardrobes.

LIBRARY 9'2" x 6'4" (2.80 x 1.94)

Upvc double glazed window to front elevation and radiator.

OUTSIDE

To the front of the property there are mature gardens and pathway leading to front door. Ample block paved car standing leading to double garage, delightful rear mature private gardens of a generous size with sunken patio seating area, lawned gardens with deep stocked floral and herbaceous borders.

DOUBLE GARAGE 18'7" x 17'1" (5.68 x 5.21)

With twin up and over doors. Rear door leading to utility room.



APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

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To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

ENERGY PERFORMANCE CERTIFICATE

EPC rated B

COUNCIL TAX

Council tax band - Awaiting information from vendor

STAMP DUTY RATES

You will pay: nothing on the first £125,000 of the purchase price, 2% on the next £125,000, 5% on the next £675,000, 10% on the next £575,000, and 12% on the rest (above £1.5 million) A further 3% will be payable on the whole amount if this is an additional property to one that you already own.



LOCATION



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