



# READINGS

www.readingspropertygroup.com



Sturrock Close

Thumby, Leicester, LE7 9QP

**Offers In The Region Of £310,000**



## Sturrock Close

Thurnby, Leicester, LE7 9QP

A generously proportioned detached bungalow available for sale with the convenience of no onward chain. This property offers an appealing layout, featuring bedrooms positioned towards the front and a lounge and kitchen towards the rear, both offering views of the stunning rear garden. Upon entry, you are greeted by an entrance hall leading to a cloaks/wc. There's a nice size lounge/dining room, a kitchen, utility room, two double bedrooms with fitted wardrobes, and a shower room. Outside, a driveway offers ample parking space, alongside a single garage and front and rear gardens. The property is further enhanced by double glazed windows and a modern combination boiler. Early viewing is highly recommended.

### Location

Thurnby is located approximately five miles east of Leicester, within the Harborough district. It benefits from local amenities such as the Parish Church, a garage store, and a village pub. St. Luke's Primary School serves the community, with children transitioning to nearby colleges in Oadby, including Gartree and Beauchamp. Thurnby is renowned for its picturesque rolling countryside, offering numerous scenic country walks. Additionally, it enjoys proximity to market towns such as Melton Mowbray, Oakham, Uppingham, and Market Harborough, making it an ideal location for commuters. Access to the M1/M69 motorway network via the nearby Scraftoft Lane junction facilitates travel north, south, and west.

Thurnby also benefits from convenient access to Leicester city centre via a bus service.

### Entrance hall

### Cloaks/WC

### Lounge/Dining room

### Kitchen

### Utility room

### Bedroom one





### Bedroom two

### Shower room

### Garage

### Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: D

Type of Construction: Brick with tiled roof

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

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low

### Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

### Tenure

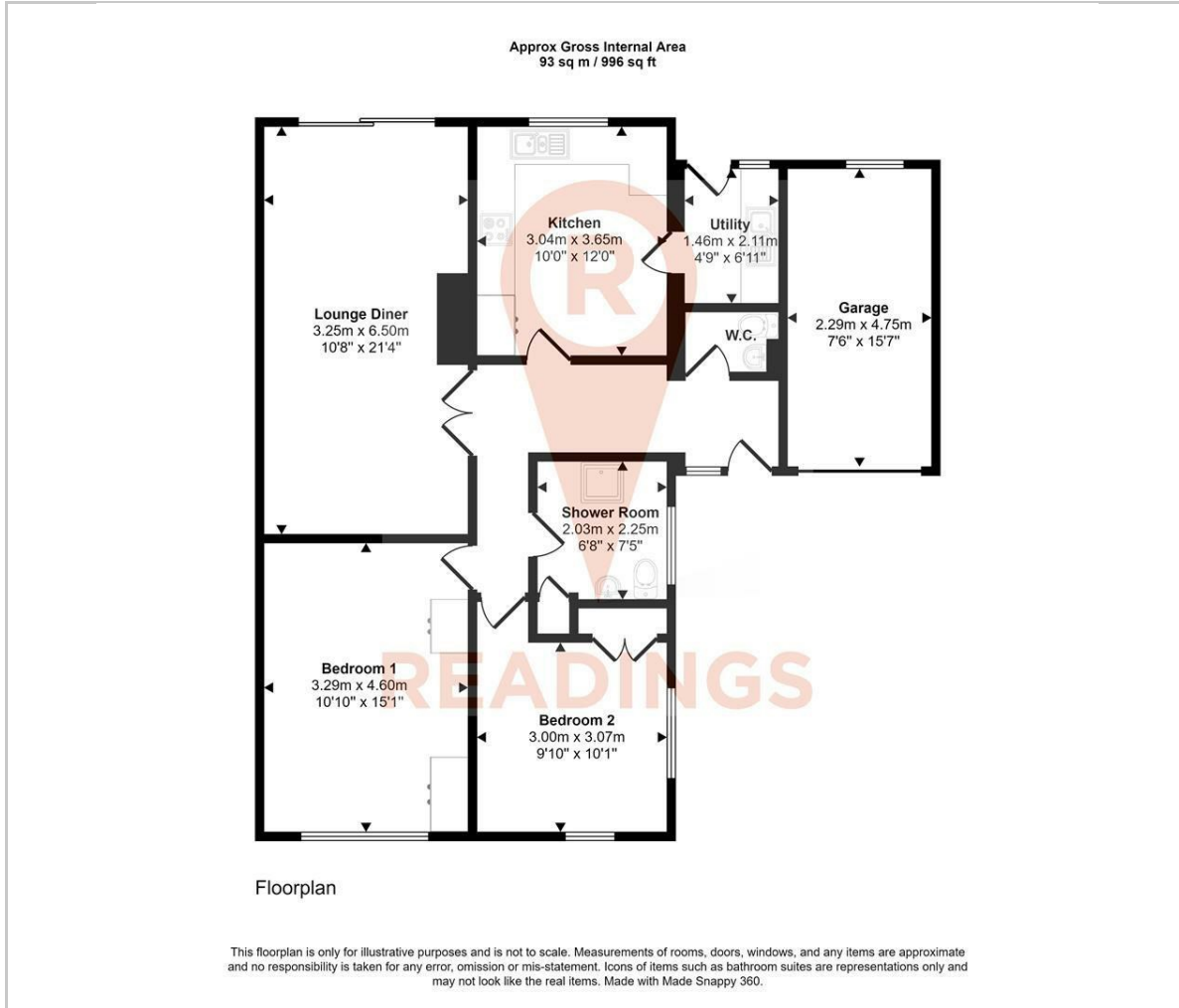
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

### Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



## Floor Plan



## Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

