



Foxglove Avenue  
Thunby, Leicester, LE7 9TX  
**Offers Over £335,000**

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## Foxglove Avenue

Thurnby, Leicester, LE7 9TX

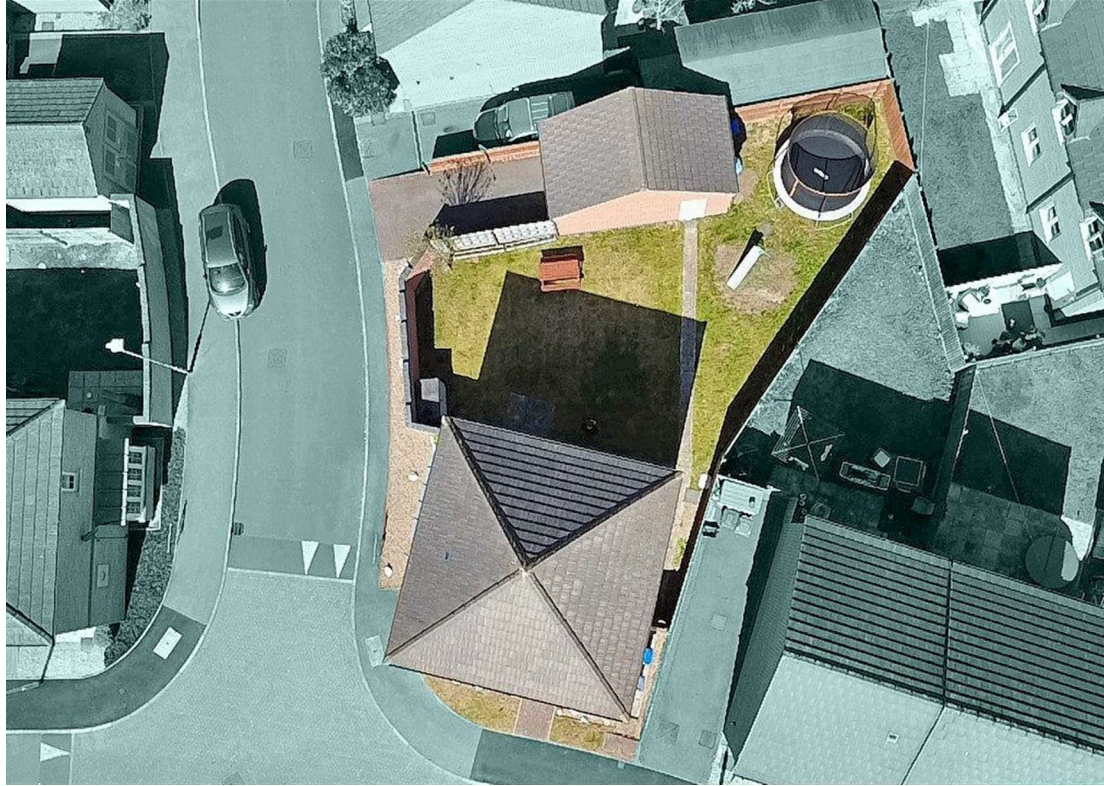
Sitting on a fantastic corner plot with a surprisingly large rear garden, this modern detached family home in the ever-popular area of Thurnby is bound to get a lot of attention—especially with its location in the catchment for highly regarded schools.

Step inside and you'll find a welcoming entrance hall with a handy storage cupboard, a downstairs WC and a spacious lounge/dining room featuring a bay window to the side and French doors leading out to the garden. The kitchen offers plenty of storage and workspace too.

Upstairs, there are three bedrooms. The main bedroom benefits from its own en suite and there's also a separate family bathroom.

Outside, there's a tidy garden to the front and side, plus a driveway and garage located at the rear. And the real highlight? That generously sized rear garden—much bigger than you'd expect and ideal for family life. And that's not all! The current owners have already secured planning permission for a two-storey extension at the rear, just in case future owners want to create more space.

Viewings are highly recommended—this one won't be around for long!





## Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: D

Type of Construction: Standard

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

Annual Estate Management Charge If Applicable:

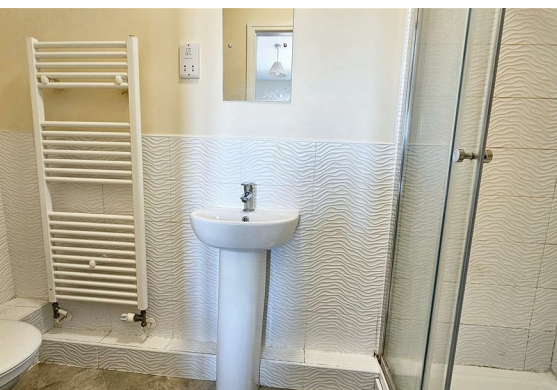
The property is being with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have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

## Consumer Protection Legislation

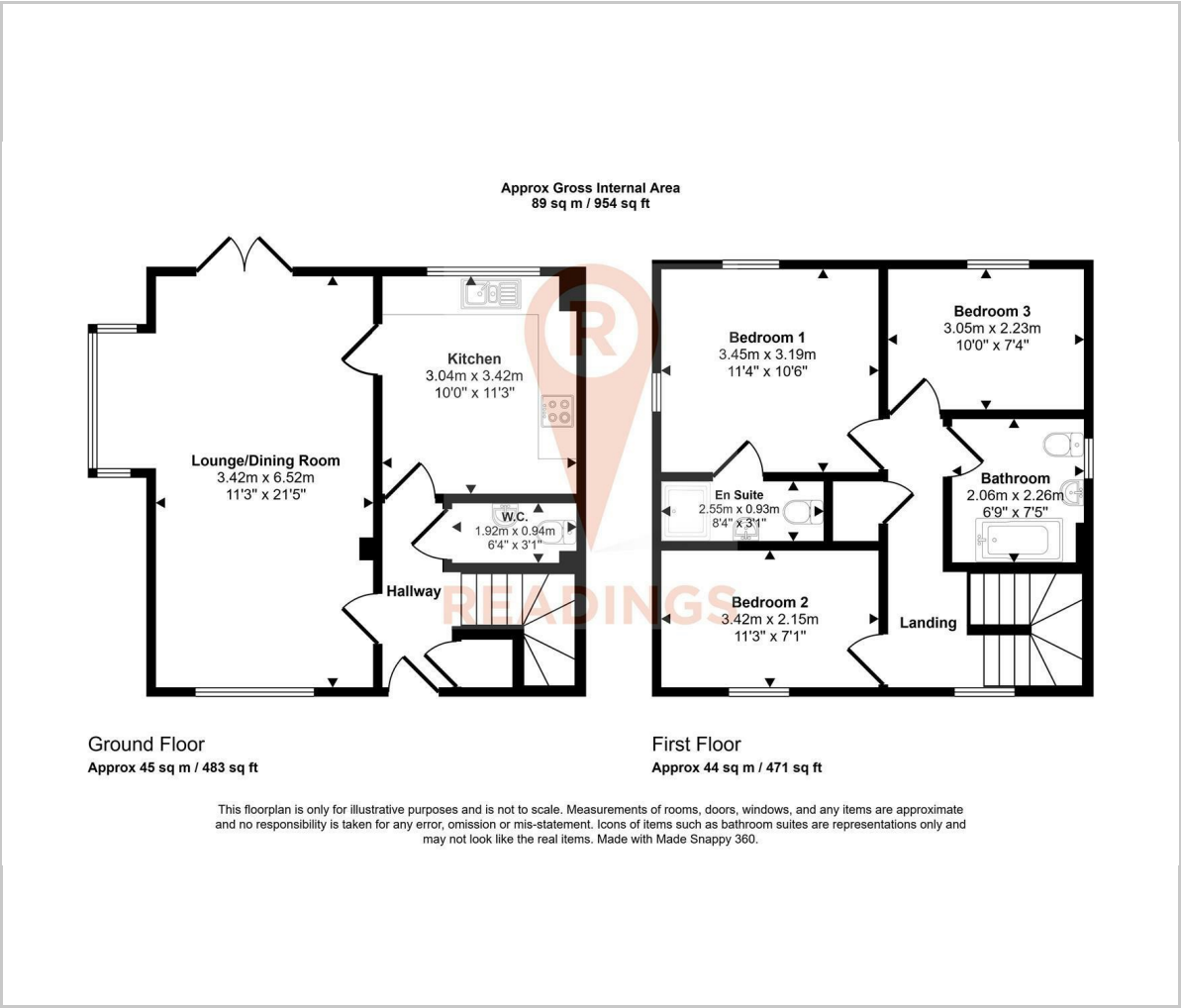
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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.

## 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.



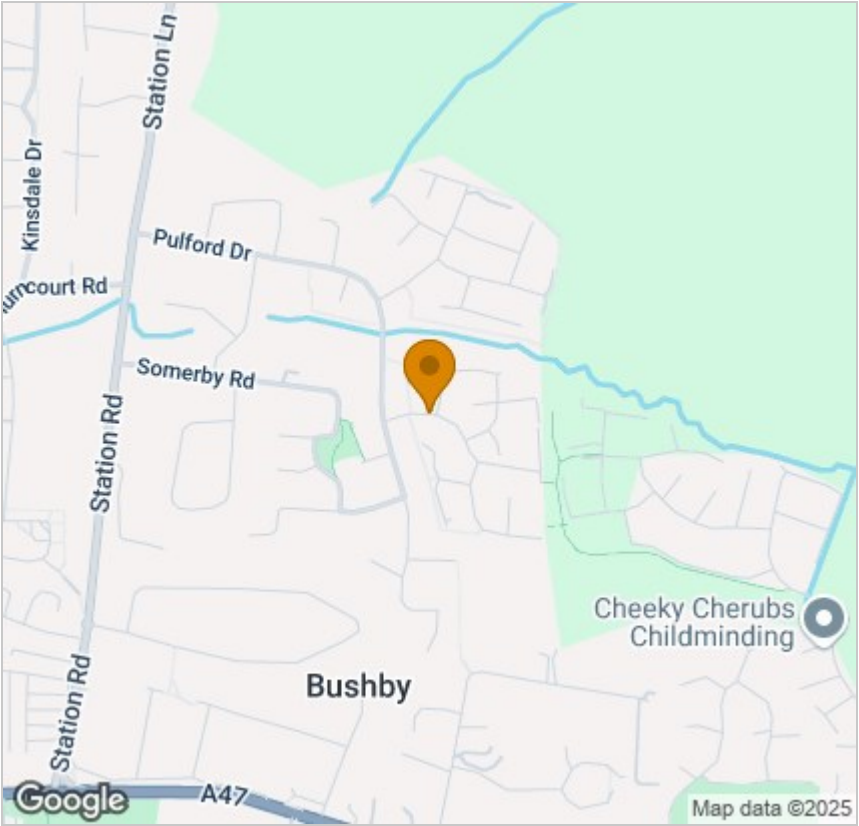
Floor Plan



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

