

JAMES
SELLICKS

24 Forest Rise

THURNBY, LEICESTERSHIRE



24 Forest Rise
Thurnby
Leicester
LE7 9PF

A stunning, four bedroom, two bathroom semi-detached family home, having been largely extended by the current owners, located on a magnificent, deep plot with a summerhouse and workshop to the rear.

Porch • entrance hall • sitting/dining room • bar room • stunning breakfast kitchen • utility room • cloakroom • four bedrooms • en-suite • bathroom • attic room • driveway • single garage • deep, tiered rear gardens • pond • summerhouse • store • no chain involved • EPC – C

Location

This highly regarded village retains a strong sense of community spirit centred around the Parish Church, popular village public house and St Luke's primary school, filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby, and is located approximately five miles east of Leicester city centre and fifteen miles from Market Harborough, both providing mainline rail access to London St. Pancras in approximately one hour.

Accommodation

The property is entered via a composite double glazed front door into a porch housing two useful storage cupboards and an inner door leading into an entrance hall housing the stairs to the first floor and a built-in meter cupboard. The sitting room has a uPVC double glazed bay window to the front, a feature limestone fireplace surround with an inset cast iron log burner and oak flooring through to the dining room, having double doors into the kitchen. The breakfast kitchen boasts an excellent range of white urban gloss eye and base level units, ample quartz preparation surfaces, integrated appliances include a Neff oven, micro combination oven and further microwave, induction hob, stainless steel/glass extractor over, fridge, wine cooler, dishwasher and American style fridge-freezer, a large island unit provides further storage, breakfast bar space and houses a one and a quarter bowl sink and drainer unit with flexible mixer and 'boiling' water taps, wood laminate effect flooring, two Velux rooflights and double glazed bi-fold doors leading onto the garden. The utility room has grey urban gloss fronted eye and base level units, oak blockwood worktops, a stainless steel sink, plumbing for an automatic washing machine and space for a tumble dryer. A ground floor cloakroom provides a two piece suite. The ground floor accommodation is completed by the bar room, having a built-in bar area with shelving and integrated wine coolers, laminate flooring and uPVC double glazed windows to the side and rear of the property.

To the first floor is a landing housing a useful storage cupboard. The master bedroom has built-in wardrobes with cupboards over, a uPVC double glazed window to the front elevation. and an en-suite with a two piece suite comprising a wash hand wash basin with cupboards under and a double shower cubicle, uPVC double glazed window to the rear.







Bedroom two has built-in wardrobes with cupboards over and a uPVC double glazed window to the front. Bedroom three has a uPVC double glazed window to the rear and houses the staircase to the attic room. Bedroom four has a uPVC double glazed window to the front. The family bathroom provides a white three piece suite comprising a low flush WC, an inset wash hand basin with cupboards beneath, a panelled bath with a shower attachment over, chrome heated towel rail and a uPVC double glazed window to the rear.

The attic room has built-in cupboards and two double glazed rooflights.

Outside

To the front of the property is a tarmac driveway with raised beds providing ample car standing space and giving access to the single garage. To the rear of the property are beautifully maintained, tiered lawned gardens with paved patio areas, a formal pond, a summerhouse and an attached store.

Tenure: Freehold

Local Authority: Harborough District Council

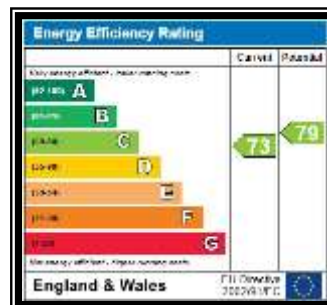
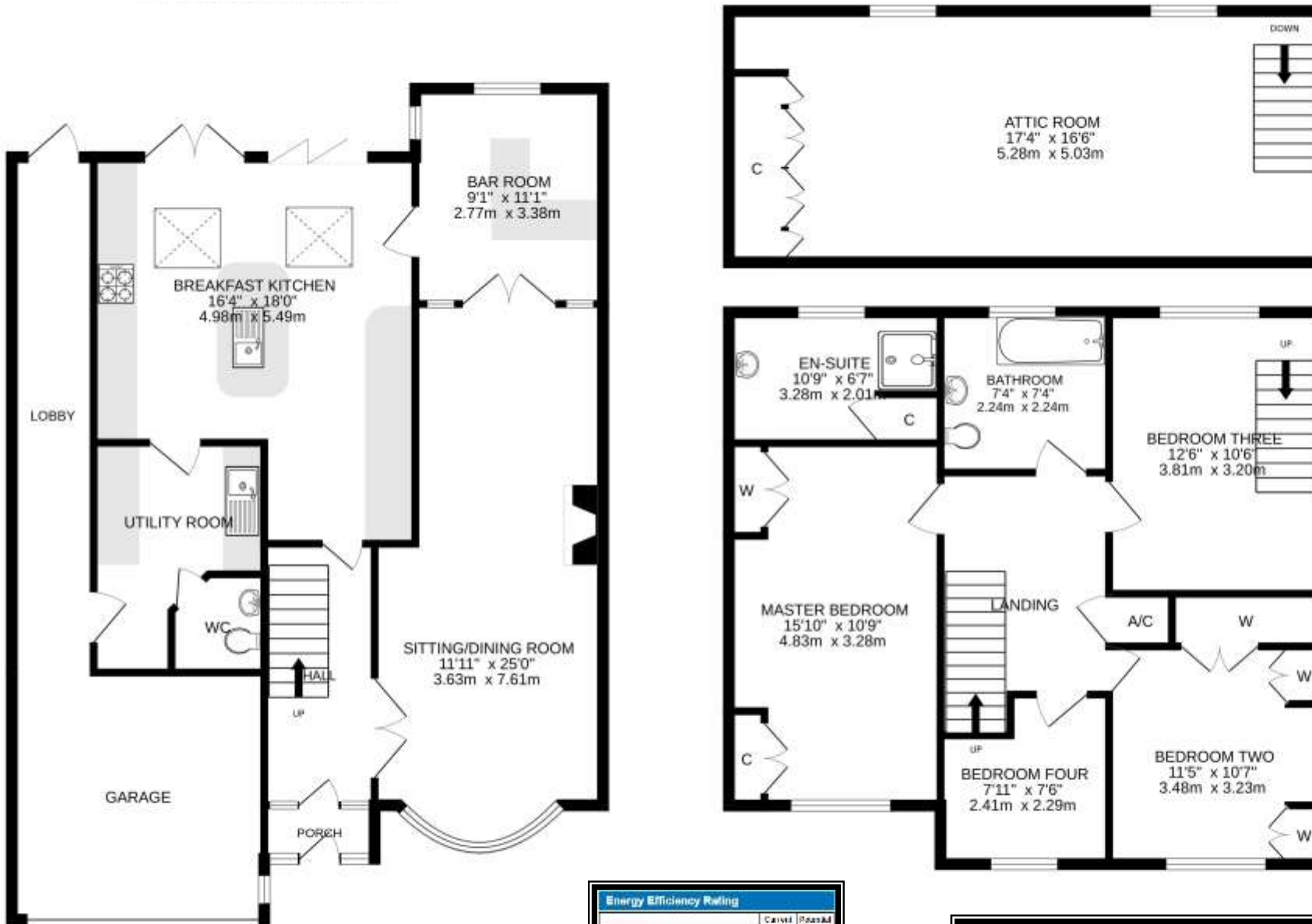
Tax Band: C

Satnav Information

24, LE7 9PF







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Total Approximate Gross Internal Floor Area = 2217 SQ FT / 206 SQ M

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

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Measures 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.

