

JAMES  
SELICKS

63 GRANGE LANE

THURNBY, LEICESTERSHIRE LE7 9PH

GUIDE PRICE: £850,000



An exceptional, beautifully presented four bedroom, three bathroom family home located on a terrific plot extending to approximately 0.18 acres enjoying far-reaching south-facing countryside views to the rear.

Reception hall • utility/cloakroom • sitting room • study • living/dining kitchen • three double bedrooms • three en-suites • single bedroom four • family bathroom • block paved in and out driveway • double garage • fantastic south-facing gardens • large paved patio area • manicured lawn • stunning views • EPC - D

#### Location

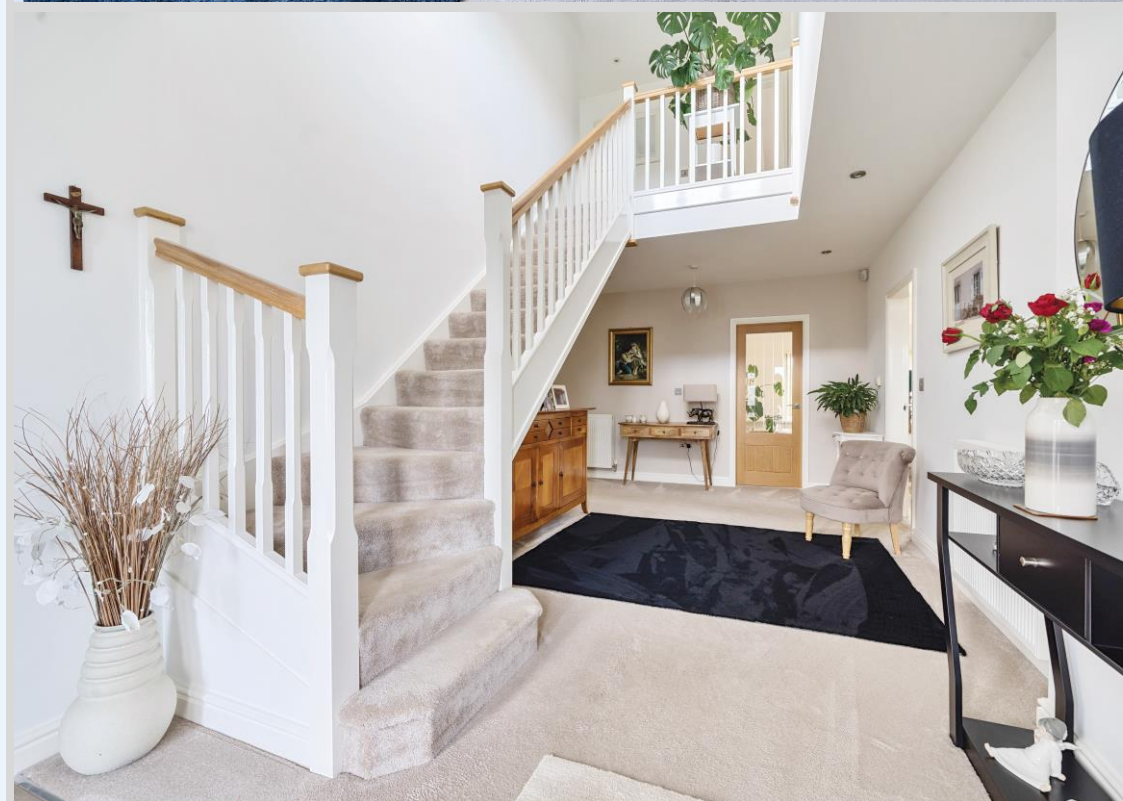
Thurnby village is a thriving community, closely linked with its neighbour Bushby and providing an active community centred around a village pub, local school (providing catchment to Oadby Beauchamp) and a parish church. Leicester city centre is approximately four miles distant, with Oakham Uppingham and Market Harborough easily accessible via the A47 and A6.

#### Accommodation

A contemporary front door with leaded inserts and leaded windows either side leads into the spacious and elegant reception hall, housing the staircase with an open aspect to the galleried landing, part tiled flooring, inset ceiling spotlights, alarm pad and access to the garage. A useful ground floor cloakroom/utility room provides a low flush WC and wash hand basin, base level cupboards providing space and plumbing for an automatic washing machine and tumble dryer with worktops and shelving above. Double doors lead off the reception hall into the fantastic sitting room, flooded with natural light by virtue of two windows to the rear overlooking the garden. There is a study with a window to the side housing a useful built-in storage cupboard.

The stunning 'L' shaped living dining kitchen is very much the hub of this home, boasting an extensive range of contemporary eye and base level units and soft-closing drawers, ample Corian preparation surfaces, a one and quarter bowl Corian sink and drainer unit with Chef's tap and two windows above, integrated appliances include a Neff double oven and warmer drawer, Bosch dishwasher, full height fridge and freezer. A large island unit with a Corian top provides further storage and breakfast bar space and houses a Neff induction hob with a slide-up extractor unit and feature pendant lighting above. Tiled flooring with underfloor heating and inset ceiling spotlights lead through to a family area with wood laminate flooring, a built-in cupboard, windows to the rear with garden and countryside views, and patio doors opening onto the garden.

The first floor galleried landing with a window to the front and feature pendant lighting over the hallway. The master bedroom three has a window to the rear affording far-reaching views, a Velux window to the front, built-in wardrobes, cupboards and matching dressing table and a walk-in wet room with personal and rainforest showerheads, a low flush WC, wash hand basin with cupboard under, chrome heated towel rail, electric shaver point, part tiled walls and tiled floor. Bedroom two has a window to the rear overlooking the garden and far-reaching views towards Stoughton over rolling countryside, built-in wardrobes, cupboards and drawers, inset ceiling spotlights and an en-suite with a window to the side, corner shower cubicle, low flush WC, wash hand basin with cupboard under, electric shaver point, chrome heated towel rail and part tiled walls.





Bedroom three has a window to the front, built-in wardrobes and cupboards, inset ceiling spotlights and an en-suite with a Velux window to the front, corner shower cubicle, low flush WC, wash hand basin with cupboard under, chrome heated towel rail and part tiled walls. Bedroom four has a window to the rear with countryside views. The family bathroom has a Velux window to the front, a corner shower bath, low flush WC, wash hand basin with cupboard under, electric shaver point, chrome heated towel rail, part tiled walls and tiled floor.

#### Outside

To the front of the property is a small lawned frontage and a block paved "in and out" driveway providing ample off street car standing and leading to a double garage with an electric up and over door, power and lights housing the Worcester Bosch boiler and hot water tank. Gated side access leads to beautiful south-facing manicured rear gardens with a large patio entertaining area and steps leading down to a formal, shaped lawn with a variety of mature trees and shrubs enjoying uninterrupted rolling countryside views.

**Tenure:** Freehold

**Local Authority:** Harborough District Council, **Tax Band:** F

**Conservation Area:** No

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** tbc

**Wayleaves, Rights of Way & Covenants:** None known

**Flooding issues in the last 5 years :** None known

**Accessibility:** Steps in the garden

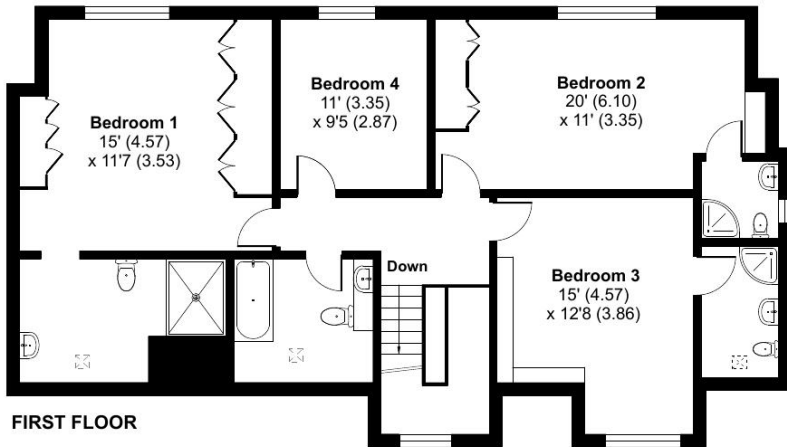
**Planning issues:** None known



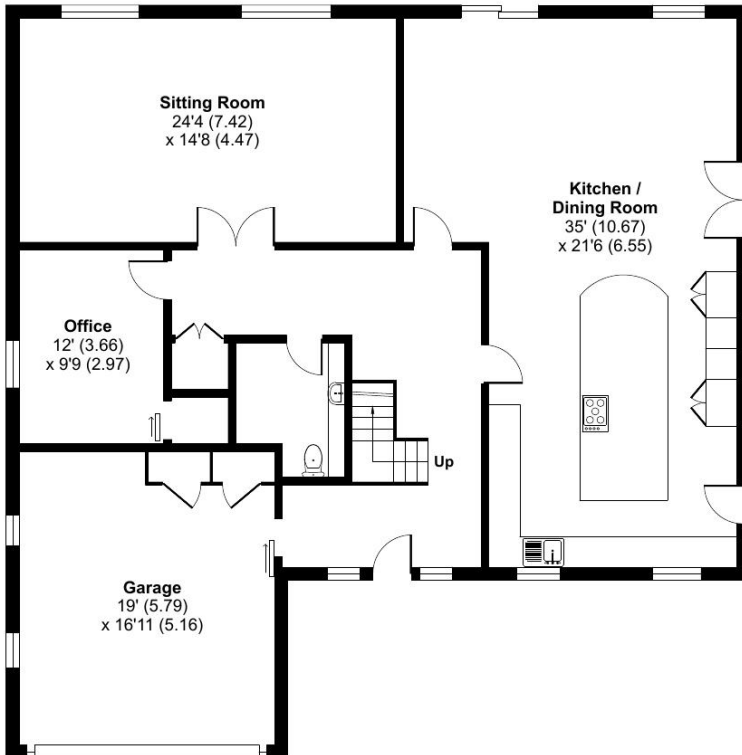








FIRST FLOOR

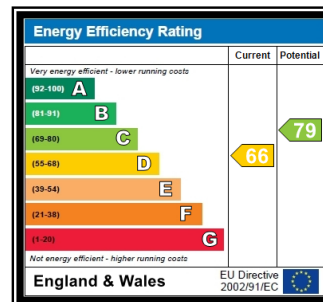


63 Grange Lane Thurnby, Leicester, Leicestershire LE7 9PH

Total Approximate Gross Internal Floor Area

House = 2681 SQ FT / 249 SQ M  
Garage = 313 SQ FT / 29 SQ M

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



Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesseelicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

[jamesseelicks.com](http://jamesseelicks.com)



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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.



JAMES  
SELICKS