



JAMES
SELICKS

60 STATION ROAD

THURNBY, LEICESTERSHIRE LE7 9PU

GUIDE PRICE: £550,000

Situated on a stunning, deep plot of approximately 0.44 acres, a spacious two/three bedroom detached bungalow thought suitable for extension/redevelopment (subject to the necessary planning consents). The property is located off a private service road just off Station Road and offers a magnificent, lavishly stocked rear garden.

Porch • reception hall • sitting room • garden room • dining room/bedroom three • kitchen • cloakroom • utility room • two further double bedrooms • bathroom • lawned front gardens • driveway • tandem garage • deep, mature rear gardens • EPC - D

Location

Closely linked with neighbour Bushby, Thurnby is a thriving community centred around a village pub, church and school. Oakham, Uppingham and Market Harborough are easily accessible providing niche shopping, with Leicester city centre just four miles distant.

Accommodation

A glazed front door leads into a porch with inner door into a reception hall with stripped floorboards housing a cloaks cupboard. The stunning sitting room has oak flooring, a feature ornate fireplace surround with an inset cast iron log burner on a slate hearth, fitted cupboards and shelving, ornate ceiling coving and to the rear an area with a vaulted ceiling, full-height rear and side windows, a built-in window seat and double doors leading onto the beautiful rear garden. Double doors lead into a garden room with two skylights and full height windows overlooking the rear garden. A step and further double doors lead into the dining room/bedroom three, with wall panelling and a door back into the hallway.

The breakfast kitchen has ceiling spotlights, oak flooring and a good range of white urban gloss fronted eye and base level units and drawers, ample wooden preparation surfaces, tiled and glass splashbacks, a polycarbonate one and a quarter bowl sink with flexible mixer tap and window above. Integrated appliances include a Bosch oven, Neff microwave/combi oven, a four-ring induction hob with a contemporary extractor unit above, fridge, freezer and dishwasher. Doors off the kitchen lead to a boiler cupboard, a cloakroom with low flush WC and to the side elevation. A utility room with a range of eye and base level units and a sink provides plumbing for a washing machine and an electric oven.

The master bedroom has a window to the front and an excellent range of built-in wardrobes with part mirrored fronts, a vanity unit with drawers beneath and matching bedside units. Bedroom two has built-in wardrobes with part mirrored fronts and a window to the front. The luxuriously appointed bathroom has a window to the side and a white three piece suite comprising an enclosed WC, a wash hand basin on a plinth with cupboards under, a shaped bath with shower over, chrome heated towel rail, ceiling spotlights, fully tiled walls and floor.

Outside

To the front of the property are lawned gardens and a tarmac driveway providing ample off street car standing and leading to a tandem garage. To the rear of the property are beautifully stocked gardens with a large, contemporary paved patio entertaining area with decking and a water feature, leading to an extensive mature garden with trees and shrubs beyond.

Tenure: Freehold Conservation Area: No

Local Authority: Harborough District Council, Tax Band: D

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

Broadband delivered to the property: unknown

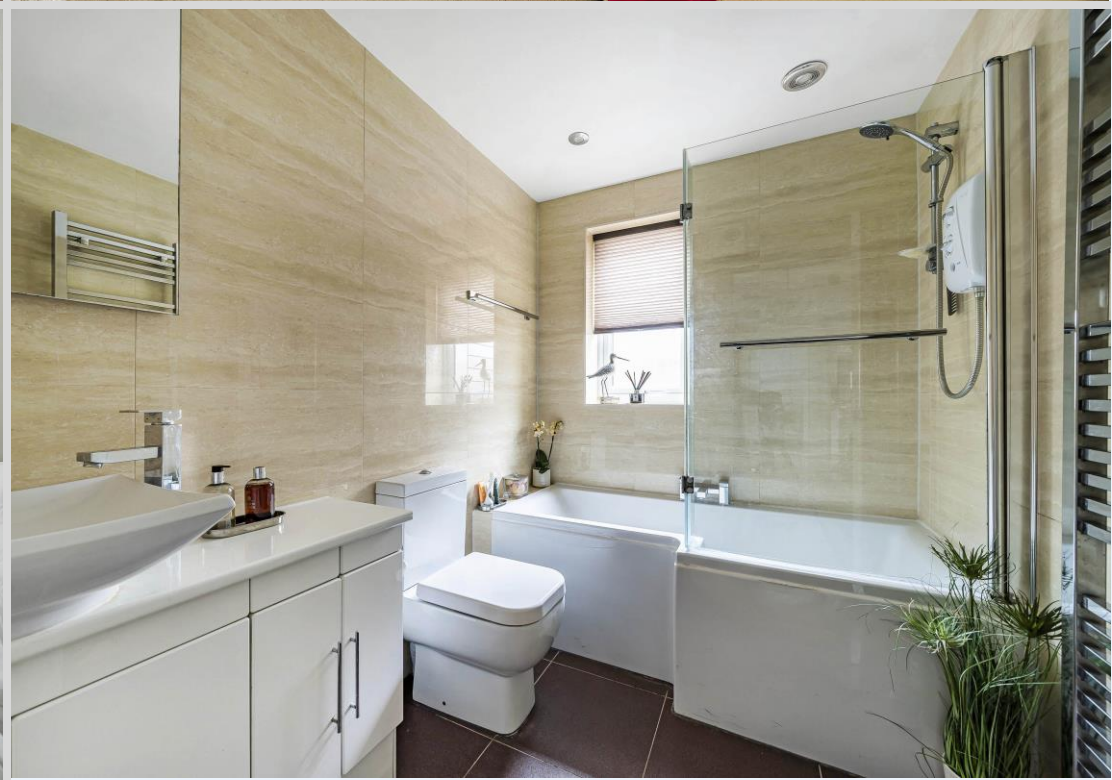
Wayleaves, Rights of Way & Covenants: None known

tbc Flooding issues in the last 5 years: None known

Accessibility/Planning issues: None known



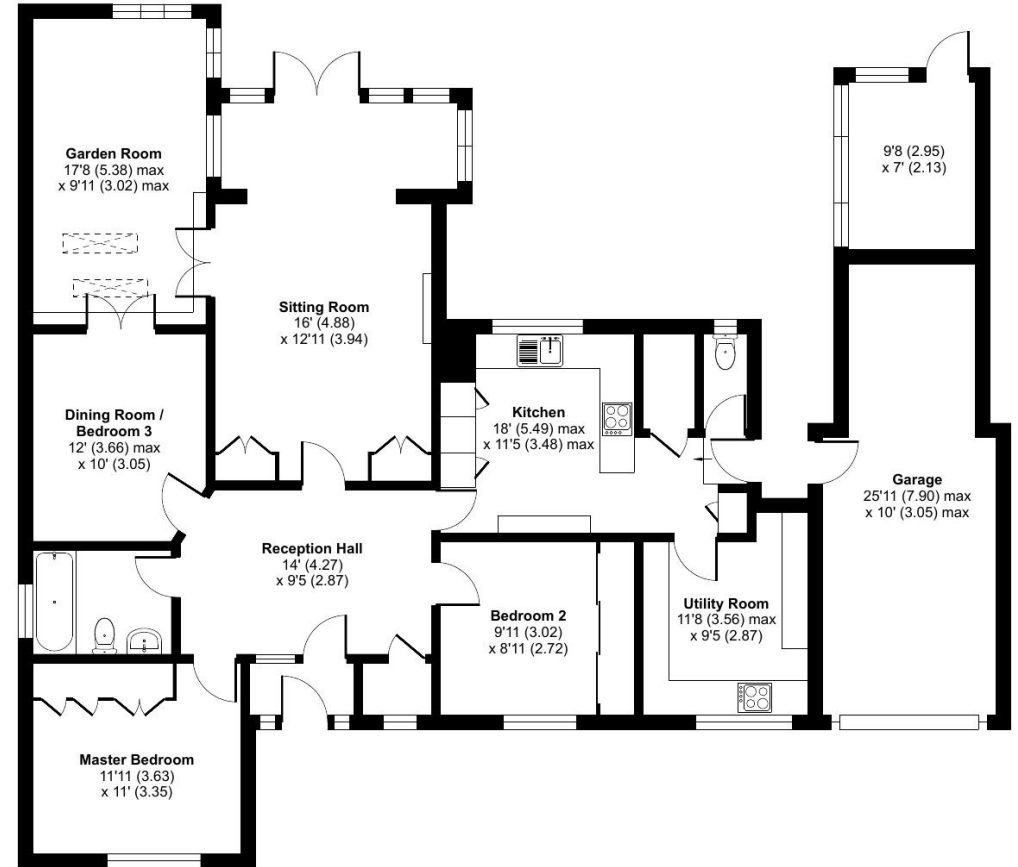






Station Road, Thurnby, Leicester, LE7

Approximate Area = 1405 sq ft / 130.5 sq m
 Garage = 233 sq ft / 21.6 sq m
 Outbuilding = 71 sq ft / 6.5 sq m
 Total = 1709 sq ft / 158.6 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for James Sellicks Estate Agents. REF: 1133208

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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.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.

