

JAMES  
SELICKS

58 PULFORD DRIVE

THURNBY  
LEICESTER LE7 9UJ

GUIDE PRICE: £385,000



A stunning, extended and spacious two double bedroom, detached bungalow positioned on an attractive corner plot with mature gardens to the side and rear.

Entrance hall • cloakroom • sitting room open to extended dining room • conservatory • breakfast kitchen • two double bedrooms • shower room • block paved driveway • single garage • mature, front, rear and side gardens • NO UPWARD CHAIN • EPC - D

### Location

Thurnby is an extremely popular village lying to the east of the city, located on the edge of the some of the County's finest rolling countryside and offering amenities catering for most day-to-day needs. Popular schooling within both the state and private sectors is available nearby, with many local residents choosing schooling at Leicester Grammar and The Stoneygate School in Great Glen, primary schooling at Fernvale and St. Lukes and secondary schooling at Gartree High and Beauchamp College in Oadby.

### Accommodation

The property is entered via a uPVC front door leading into an entrance hall housing a cloakroom with a two piece suite. The sitting room has a gas living flame effect fire with marble hearth and back, and oak surround, a double glazed sliding patio door to the rear garden and is open plan to the extended dining room, with bay window to front, a further arched window to the side and double glazed sliding patio doors leading into the conservatory, of brick and uPVC construction, with a door to the side elevation. The breakfast kitchen has a good range of cream eye and base level units with drawers, a ceramic one and a quarter bowl sink with swan neck mixer tap over, a Creda double oven and four-ring halogen hob with extractor unit above, Meile slimline dishwasher, LG American style fridge-freezer, a glazed sliding patio door to the rear garden and access to the garage.

The master bedroom has built-in wardrobes with cupboards over, a vanity unit with drawers beneath and twin bedside units and a window to the rear elevation. Bedroom two has built-in wardrobes with cupboards over and windows to the side and rear. The shower room has a four piece suite comprising an enclosed WC, inset wash hand basin with cupboards under, a bidet and a double doorless shower enclosure, chrome heated towel rail and a windows to the side

### Outside

To the front of the property are lawned gardens and a large block paved driveway providing ample parking and giving access to a single garage with an electric door, housing the Worcester combination boiler and providing plumbing for an automatic washing machine. To the side and rear of the property are beautiful, mature gardens with paved patio areas and good-sized lawns with mature borders and a timber shed.

**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:** Cable, speed unknown.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years :** None our Clients are aware of.

**Accessibility issues :** This is a single-storey property. No accessibility modifications made.

**Planning issues:** None our Clients are aware of.









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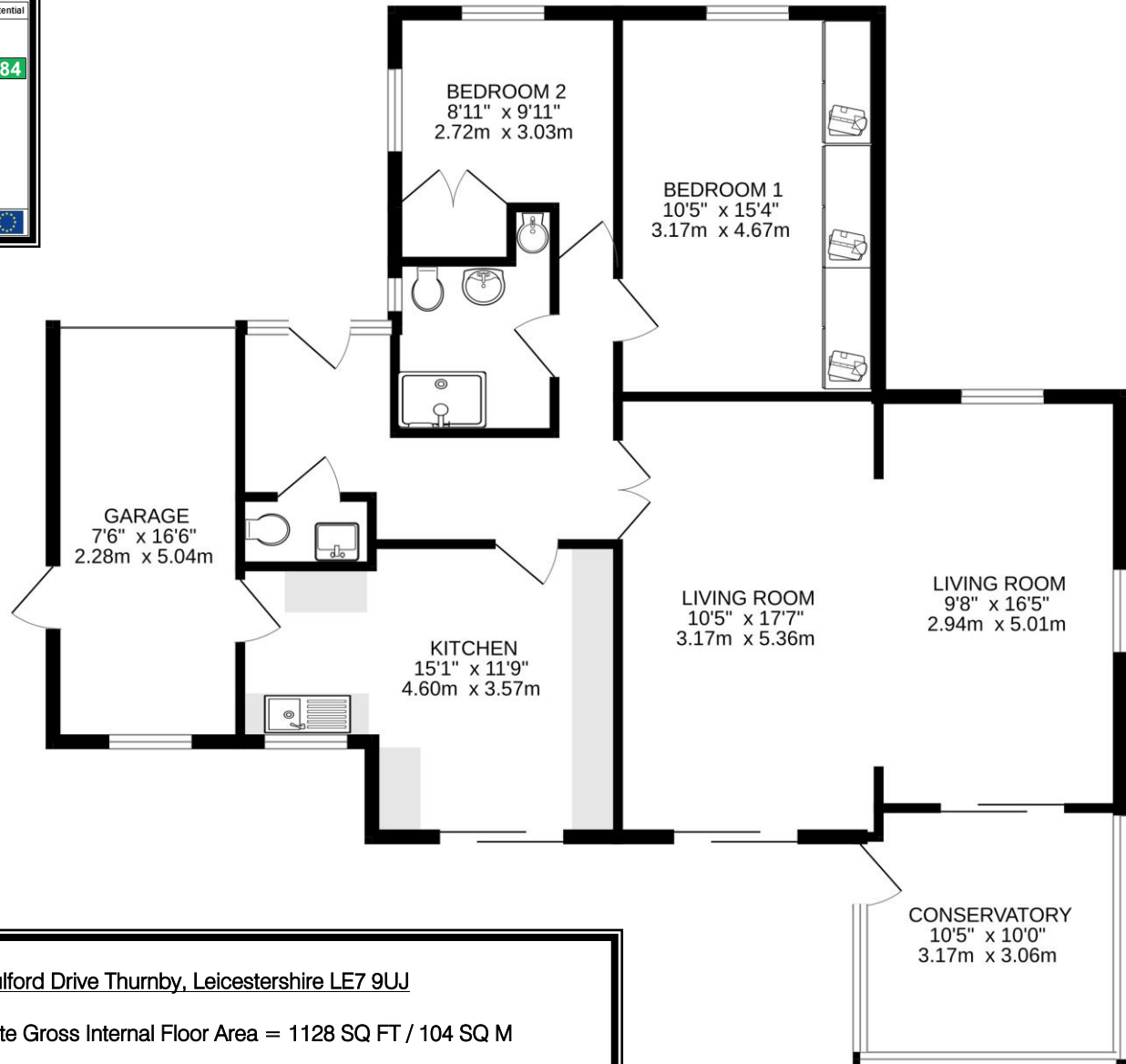
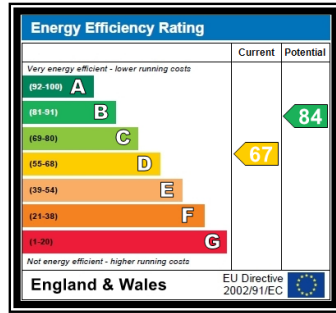
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**Measures and Other Information**

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.



**58 Pulford Drive Thurnby, Leicestershire LE7 9UJ**

**Total Approximate Gross Internal Floor Area = 1128 SQ FT / 104 SQ M**

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