

JAMES SELICKS

2 FERN CLOSE

THURNBY
LEICESTER LE7 9QJ

GUIDE PRICE: £360,000





Located on this quiet cul-de-sac, a very well presented, three bedroom detached family home with a fantastic open-plan dining kitchen overlooking the pleasant south-facing gardens.

Entrance hall • cloakroom • lounge/dining room • dining kitchen • utility room • three bedrooms • bathroom • driveway • south-facing rear gardens • EPC - D

Location

The villages of Thurnby and Bushby offer a good range of amenities including a public house, garage/store, Parish church and various sporting and social facilities, with the popular St. Lukes Primary school, filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby; private schooling can also be found at nearby Great Glen with the Stoneygate School and newly built Leicester Grammar.

Accommodation

A canopy porch and uPVC door lead into a light and spacious entrance hallway with tiled flooring, housing the return staircase to the first floor with an understairs storage cupboard beneath and a stylish cloakroom providing a two piece suite. The through lounge/dining room has a bay window to the front elevation, a wooden fireplace surround with marble hearth and back and an inset gas living flame effect fire, and French doors leading onto the patio.

The dining kitchen boasts an excellent range of contemporary units by Howdens including eye and base level cupboards, glazed display cabinets, ample wooden preparation surfaces with metro tiled splashbacks, a stainless steel one and a half bowl sink and drainer unit with mixer tap and window above overlooking the garden. Integrated appliances include a Rangemaster Aga style oven with a four-ring gas hob, glass splashback and an extractor unit above and a Lamona dishwasher. There is space for an American style fridge-freezer and dining table, a door to the side elevation, tiled flooring throughout and French doors leading onto the patio entertaining area. A utility room with matching tiled flooring, eye and base level cupboards and wooden worktops provides plumbing for an automatic washing machine and tumble dryer; his room has a loft space above.

The first floor landing provides loft access. The master bedroom has a window to the rear elevation and a large wardrobe. Bedroom two is a double room, with a dado rail, wood laminate effect flooring and a window to the front. Bedroom three is also double room, with wood laminate effect flooring, a wardrobe and a window to the rear. The family bathroom has an opaque glazed window to the front, a panelled bath with electric shower over, enclosed WC and a pedestal wash hand basin, part tiled walls and wood laminate effect flooring.

Outside

To the front of the property is a tarmac driveway providing ample off street car standing space with a gravelled and lawned area. to the rear of the property are south-facing gardens with paved patio areas, gravelled and lawned areas, a raised pergola with artificial lawn, a wooden shed (available by separate negotiation and fenced boundaries).

Tenure: Freehold

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

Conservation Area: No.

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

Broadband delivered to the property: Fibre, 118mbps

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 : Two-storey property, no accessibility modifications made.

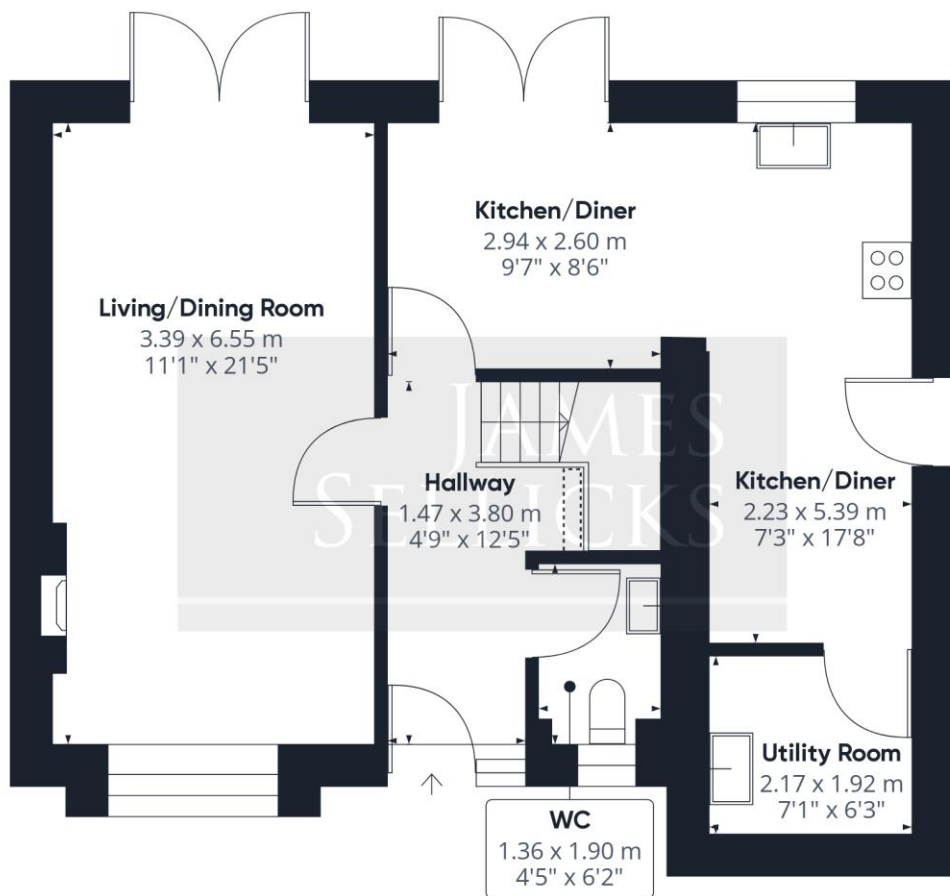
Planning issues: None our Clients are aware of.



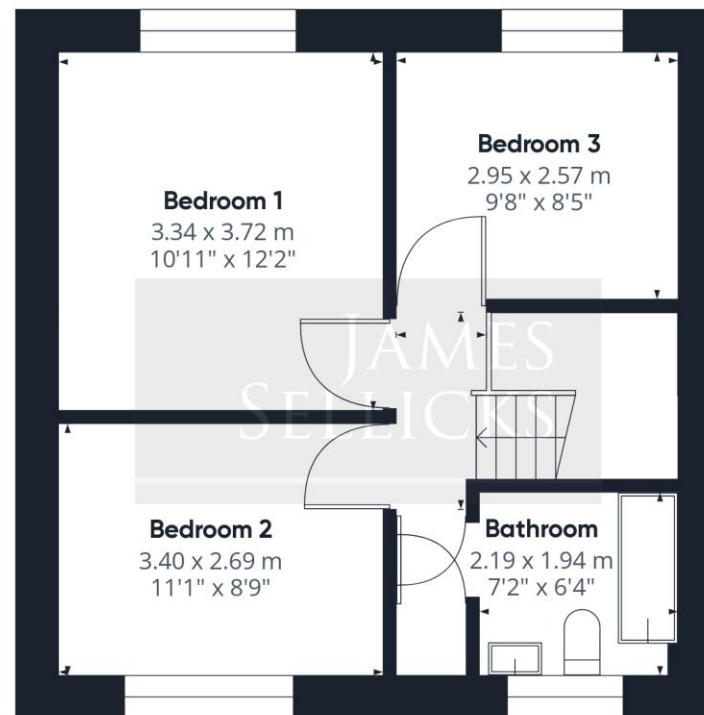








Floor 1



Floor 2

Approximate total area⁽¹⁾

93.18 m²

1002.98 ft²

Reduced headroom

0.24 m²

2.58 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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.

