

JAMES
SELICKS

4 LAKESIDE COURT

THURNBY
LEICESTERSHIRE LE7 9PY

GUIDE PRICE £725,000





An attractive and spacious, three bedroom detached family home, pleasantly situated within the grounds of the former Thurnby Hall, overlooking a magnificent lake.

Entrance hall • sitting room • dining room • dining kitchen • snug • utility room • cloakroom • study • superb master bedroom suite with walk-in wardrobe and en-suite • two further double bedrooms • bathroom • large insulated loft space • lawned front gardens with elevated views over the lake • driveway • double garage • EPC - D

Accommodation

The property is entered via a wooden door with glazed windows either side into an entrance hall with inset spotlights, housing the staircase to the first floor. Steps lead off the hallway to a cosy snug with an electric fire with a square bay window to the front overlooking the lake. There is a useful utility room with a range of white eye and base level units and drawers, a stainless steel sink and drainer unit, an opaque glazed window to the side, space and plumbing for an automatic washing machine. A ground floor shower room with an opaque glazed window to the side provides an enclosed WC and wash hand basin with storage, a glazed shower enclosure, a heated towel rail, fully tiled walls and a large built-in cupboard. A rear hallway with a large built-in cupboard provides access to the side of the house, garage and workshop, and leads back into the main hallway and an inner lobby leading to a study with windows to the side and rear and a range of built-in office furniture including cupboards and desk.

The spacious sitting room is flooded with natural light by virtue of a large picture window with views over the lake, a feature stone fireplace surround with an inset cast iron gas living flame effect fire, ceiling coving and inset spotlights. Double doors lead into a large dining room with ceiling coving, inset spotlights and patio doors leading onto a paved courtyard. The dining kitchen boasts an excellent range of white eye and base level units and drawers, glazed display cabinets, ample preparation surfaces, tiled splashbacks and a ceramic sink with mixer tap and window above. Integrated appliances include a Bosch dishwasher, a stainless steel Bosch oven (aged condition) and microwave, five-ring gas hob and Neff glass and stainless steel extractor over. Inset spotlights and white tiled flooring continues through into a dining area with a patio door leading onto the paved courtyard.

To the first floor is an elegant galleried landing with inset spotlights, ceiling coving and access to a large boiler/airing cupboard housing the water tank and leading to a very large, insulated loft space thought suitable for conversion to further accommodation (subject to the necessary planning consents). The stunning master bedroom suite enjoys beautiful views of the lake and has inset spotlights and ceiling coving continuing through to a walk-in dressing area with a built-in vanity unit with drawers and a window above, a further walk-in wardrobe with fitted hanging space, shelving and drawers, and en-suite providing a white three piece suite comprising a large glazed shower enclosure with drench and personal shower heads, an enclosed WC and a wash hand basin set into a vanity top with storage beneath, mirror and electric shaver point above, a white heated towel rail, fully tiled walls and an opaque glazed window to the side.

Bedroom two is a double, with a built-in wardrobe and dresser and a window to the side. Bedroom three is also a double and has a step up to a fitted wardrobe and a window to the side. The family bathroom has a white three piece suite comprising a panelled bath with shower over (needs attention) an enclosed WC and a wash hand basin set into a vanity top with storage beneath and a mirror above, a white heated towel rail, inset ceiling spotlights, fully tiled walls and an opaque glazed window to the side.





Outside

The house is located in an elevated position, overlooking a glorious lake and the former Thurnby Hall grounds. Stone steps and paths meander through lawned front gardens with floral and shrub borders and a variety of trees, a raised, stone paved patio area and steps to the front door. A sweeping side driveway provides off street car standing for three vehicles and leads to a double garage with an electric roller shutter door, concrete flooring and a small side store/workshop. There is also a pleasant paved courtyard entertaining area accessed via the kitchen and dining room with fantastic shrub and tree borders.

Location

Closely linked with neighbour Bushby, Thurnby provides a thriving community centred around the Parish church, school and pub. Oakham, Uppingham and Market Harborough via the A47 & A6 provide niche shopping, with Leicester approximately five miles distant a wider range of amenities.

Tenure: Freehold (there is a fee of £300 - 400 per annum towards managing the lake).

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

Listed Status: None. **Conservation Area:** None.

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

Broadband delivered to the property: Full fibre broadband, speed unknown.

Non-standard construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: Nos. 5 & 6 have right of entry via driveway to Nos. 4, 5 and 6.

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

Accessibility: There are steps up to the front door. The side entrance is wheel chair accessible.

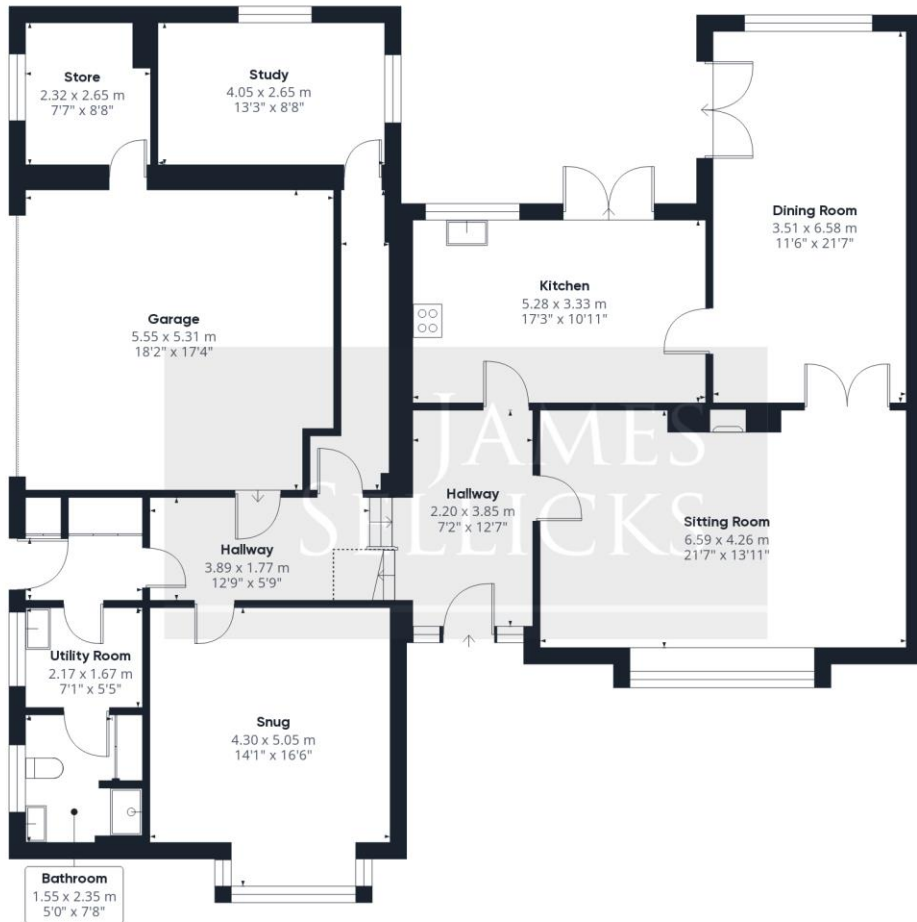
Planning: Substantial modifications made in 2000, Planning Permission & Building Regulations obtained.

Please Note: There are trees on the property which are subject to a Tree Preservation Order & the terms of these have been complied with.

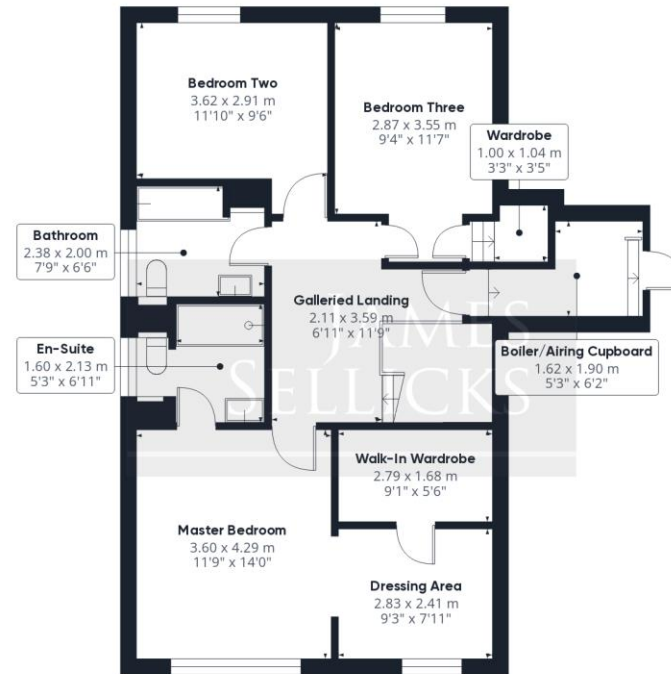








Floor 1



Floor 2

Approximate total area⁽¹⁾

242.74 m²

2612.87 ft²

Reduced headroom

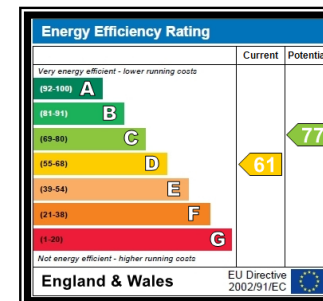
0.92 m²

9.87 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

