



JAMES
SELICKS

COLBY LODGE

COLBY ROAD, THURMASTON
LEICESTERSHIRE LE4 8LG

GUIDE PRICE £550,000

Boasting over 2,500 square feet of stunning accommodation on a plot of approximately 0.23 acres, this elegant and imposing Victorian farmhouse dating back to 1876 has been meticulously renovated by the current owners whilst retaining its wealth of charm and character.

This immaculately presented home offers a unique opportunity for those seeking a perfect retreat from the hustle and bustle of city life while still being conveniently close to local amenities. The interior is bright and airy, featuring a welcoming living area that invites relaxation, a superbly appointed kitchen, generously sized bedrooms, and a simply sublime bathroom providing a restful sanctuary at the end of the day.

Reception hall • sitting room • second reception room • dining kitchen • conservatory • utility room • cloakroom • master bedroom • Bedroom two • Bedroom three • en-suite • Bedroom four • en-suite cloakroom • family bathroom • driveway • double garage • EV charger • impeccable gardens • EPC - D

Location

This vibrant North Leicestershire village has a strong sense of community. Residents can enjoy a variety of local shops, cafes, and parks, making it an ideal location for those who appreciate a blend of convenience and tranquillity. With a wider range of comprehensive facilities found at nearby Syston and excellent transport links to Leicester city centre, the house is perfectly positioned for both relaxation and accessibility.

Accommodation

The property is entered via a large wooden front door into an elegant and spacious reception hall with Minton tiled flooring, a feature “school style” radiator, ceiling coving and a dado rail, housing the grand staircase to the first floor with a useful understairs storage cupboard. The sophisticated sitting room has a secondary glazed bay window to the front, three feature radiators, ornate ceiling coving and rose, picture rail, engineered wood flooring and a feature fireplace surround with an inset open fire with decorative tiled insets and a tiled hearth, French doors leading onto the garden. The second reception room (currently used as a study) has a secondary glazed bay window to the front, a feature fireplace surround with inset log burner, decorative tiled hearth, a ceiling rose, dado rail and engineered wood floor.

The dining kitchen is a warm, welcoming space with three windows and Karndean wood effect flooring throughout, boasting a good range of eye and base level units and drawers, ample stone preparation surfaces, tiled splashbacks and a twin ceramic Belfast sink with mixer tap over, there is space for a range style oven within a tiled Inglenook, and space for a washing machine, fridge-freezer and dishwasher. The dining area has feature pendant lighting and double Crittall style doors into the superb conservatory with tiled flooring and a ceiling fan, taking best advantage of the garden views. A utility room with a door to the side provides a range of base level units, wooden worktop, tiled splashback, a stainless steel sink with mixer tap over, further white appliance and access via a separate staircase to bedroom four, a cloakroom with a two piece suite and a study with a range of built-in cupboards, two windows and a door to the rear.







To the first floor a landing with a window to the front, exposed painted floorboards, a ceiling rose and coving, and a feature radiator. The master bedroom is a spacious and serene room, with dual aspect windows to the front and side, a feature fireplace surround with inset decorative open fire, a built-in wardrobe, an ornate ceiling rose, picture rail and engineered wood flooring. Bedroom two is a double, with dual aspect windows to the front and side, a built-in cupboard, ceiling rose, picture rail and engineered wood flooring.

Bedroom three is also a double, with engineered wood flooring and an en-suite providing an enclosed WC a wash hand basin with storage beneath and a double tiled shower enclosure, built-in storage, inset ceiling spotlights, marble effect tiled flooring and a frosted glass door. Bedroom four has a window to the side, ceiling coving, engineered wood flooring and an en-suite cloakroom with a two piece suite. The large and luxurious family bathroom is beautifully finished and offers a double shower enclosure, a stand alone slipper bath with freestanding tap, a wall hung WC and twin circular wash hand basins on a wooden plinth. This spacious room has a double glazed window to the side, picture rail, engineered wood flooring, a feature heated chrome towel rail, inset ceiling spotlights, further feature lighting and houses the airing cupboard and a further storage cupboard.

Outside

To the front of the property behind a low level retaining wall are steps leading to the front door between imposing twin bay windows and a gravelled driveway providing off street car standing for upto five vehicles and giving access to the double garage, with an electric up and over door, a 7.4 kWh EV charger, power and lighting and a partial loft space. Gated access the other side of the house leads to and bin access. The gardens are absolutely delightful, with an array of box hedging, a brick patio entertaining area and further a south facing terrace off the conservatory. There is a large lawned area with raised brick planters and a pond with three tiers and lighting. The east Terrace (behind the garage) has a wooden decked area which takes best advantage of the morning sunshine whilst the west Terrace is decked with a pergola and lighting. A meandering gravelled path leads to the rear of the garden, with a greenhouse, a wooden shed and bar planter.

Tenure: Freehold

Local Authority: Charnwood Borough Council

Tax Band: F

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, 500mbps.

Non-standard construction: Believed to be Standard.

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

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

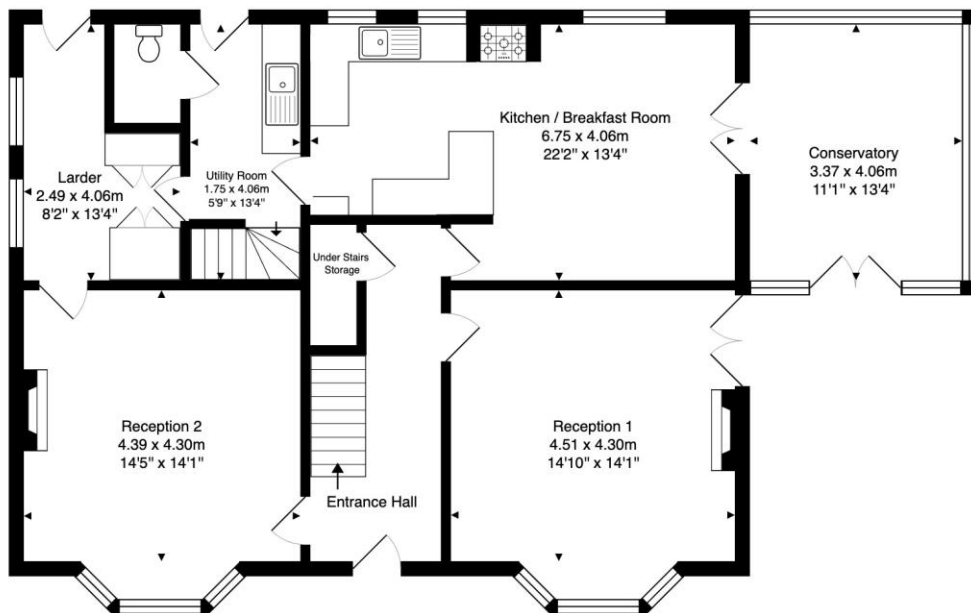
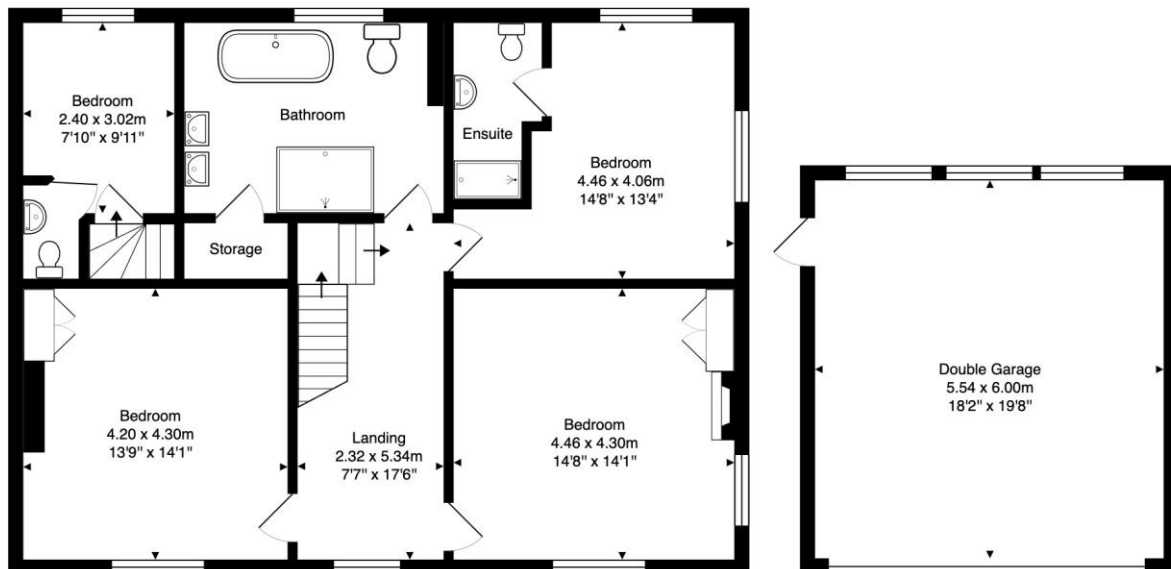
Accessibility: Two-Storey property, no accessibility modifications made.

Planning: There is lapsed planning permission for a two bedroom bungalow with a single garage and the construction of a new double garage (existing garage to be demolished to allow access to the new dwelling).

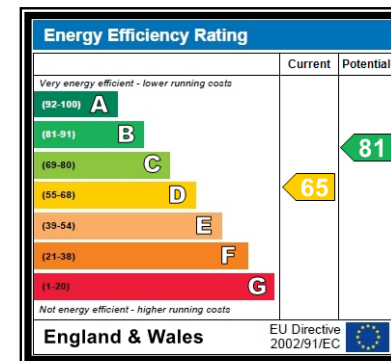




First Floor



Ground Floor



Colby Lodge
75 Colby Road, Thurmaston, Leicestershire LE4 8LG

Total Approximate Gross Internal Floor Area
 2612 SQ FT / 242.7 SQ M

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



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.

