

JAMES SELICKS

THE CHESTNUTS

8 LAKESIDE COURT
THURNBY
LEICESTERSHIRE LE7 9PY

GUIDE PRICE £750,000



An attractive, detached bungalow sitting in a unique location within the grounds of the former Thurnby Hall, overlooking a lake and boasting southwest-facing rear gardens.

Entrance porch • entrance hall • sitting room • dining room/bedroom three • dining kitchen • utility room • master bedroom • en-suite • bedroom two • shower room • driveway • detached double garage • front gardens • west-facing rear garden • EPC - tbc

Location

Thurnby and closely linked neighbour Bushby provide a thriving community centred around the local school Parish church and village pub. Oakham Uppingham and Market Harborough via the A47 and A6 provide niche shopping, with Leicester city centre just four miles distant.

Accommodation

A uPVC front door with windows to side leads into a part glazed porch with tiled flooring. A spacious entrance hall is entered via a multi-paned door with opaque glazed windows to side, a feature arch and ceiling coving, housing airing and storage cupboards and providing access to the loft which is boarded with an access ladder. Double doors lead into the sitting room which is light and bright, with a uPVC double glazed bay window overlooking the lake and windows to either side, a ceiling rose and coving, and a feature wooden fireplace with an inset gas living flame effect fire.

The dining kitchen boasts an excellent range of eye and base level units and drawers with lighting, ample preparation surfaces with tiled splashbacks, a one and a quarter bowl stainless steel sink and drainer unit with a mixer tap and a uPVC double glazed window above. Integrated appliances include a fridge, freezer, a Bosch dishwasher and double oven with four-ring hob and extractor unit over, tiled flooring, a feature brick wall and French doors onto the patio entertaining area. The utility room provides eye and base level units, worktops, tiled splashbacks, a stainless steel sink and drainer, mixer tap, white appliance space, tiled flooring, a door and window to the side.

The master bedroom is lovely, with a uPVC double glazed window overlooking the lake, ceiling coving, an excellent range of built-in wardrobes, a dressing table and matching bedside tables, plus an en-suite with an opaque glazed window to the front providing a panelled bath, an enclosed WC and wash hand basin with storage cupboards, mirror and lighting, a heated chrome towel rail, fully tiled walls and floor. Bedroom two is also a double, with a uPVC double glazed bay window to the garden, ceiling coving, an excellent range of built-in wardrobes, cupboards and a dressing table with drawers. The dining room/bedroom three has a window to the side, dado rail, ceiling coving and rose. A shower room with a double shower enclosure, an enclosed WC and wash hand basin with cupboards beneath and a mirror above, a heated chrome towel rail, fully tiled walls and floor.

Outside

The property enjoys immaculately presented front gardens and is approached via its own driveway, providing car standing for several vehicles and access to a detached double garage with electric up and over door, power and lights and a personal door to the side. Gated side access leads to a predominantly paved, rear, west-facing garden with several tiered entertaining areas, mature hedging and planting, all providing an extremely sunny aspect. There is a large vegetable garden to the side of the garage with a greenhouse, shed and an area suitable for an additional seating area.

Tenure: Freehold. **Conservation Area:** None.

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

Services: All mains services connected, gas central heating. **Broadband:** ADSL, 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: Single-Storey property.

Planning issues: None our Clients are Aware of.

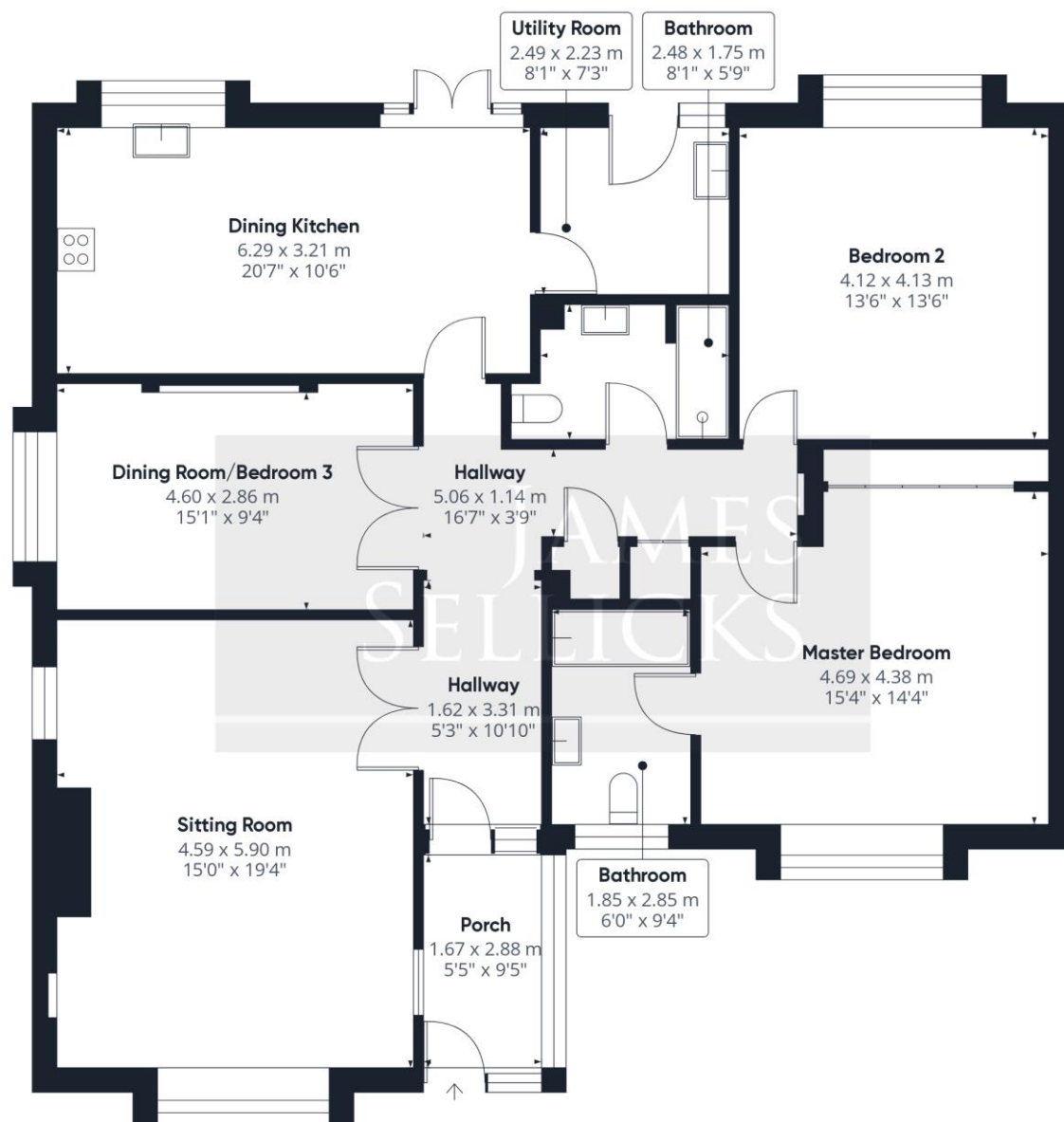




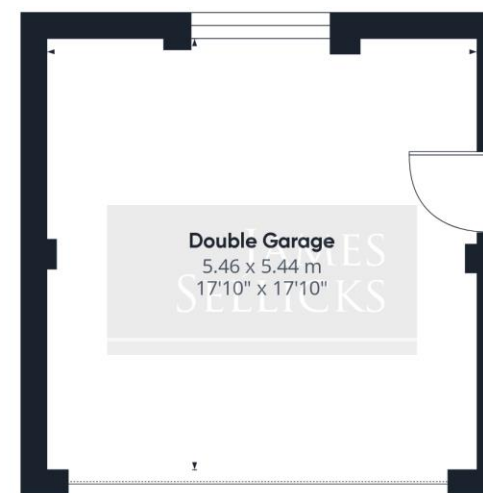








Floor 1 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

163.75 m²
1762.58 ft²

(1) Excluding balconies and terraces

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.

