

JAMES SELICKS

14 ANTHONY DRIVE

THURNBY, LEICESTERSHIRE
LE7 9RA

GUIDE PRICE: £300,000



A well-proportioned and versatile three bedroom home, ideally positioned in the sought-after residential area of Thurnby.

Porch • entrance hall • sitting room • dining room • kitchen • utility room • three bedrooms • bathroom • driveway • single garage • rear garden • EPC - tbc

Location

Thurnby offers local shopping and the popular primary schools of Fernvale and St Lukes, filtering into Gartree and Beauchamp Colleges at nearby Oadby. A pub and parish church are available in the adjacent village of Bushby.

Accommodation

The property is entered via a glazed and uPVC front door into a porch with an inner door into a spacious entrance hall housing the stairs to the first floor. The sitting room is a large, bright space, situated to the front of the home with a large bay window and a wooden fireplace surround with elegant tiled inserts and a gas living flame effect fire on a tiled hearth; double doors flow seamlessly into the dining room, with direct access to the rear patio entertaining area via uPVC French doors.

The kitchen is modern, with tiled flooring and a good range of eye and base level units and drawers, ample preparation surfaces and green tiled splashbacks with a one and a half bowl stainless steel sink and drainer unit, mixer tap and window above overlooking the garden. A small peninsula bar provides additional worktop or breakfast bar space. Integrated appliances include a Tricity Bendix oven and hob, extractor unit and a Bosch integrated dishwasher. The utility room is generously sized and provides white eye and base level units, worktops, space and plumbing for a washing machine and dryer and has a door and window to the rear. The ground floor accommodation is completed by a useful cloakroom with a two piece suite, fitted storage, and internal access to the garage.

To the first floor is a landing providing access to both eaves storage and a loft space via a fitted ladder. The spacious master bedroom boasts an excellent range of built-in double wardrobes, dressing table and side tables, and has a UPVC window to the front elevation. Bedroom two is a double, with a window overlooking the rear garden. Bedroom three has a window and eaves storage. The family bathroom has fully tiled walls and flooring and offers a double shower enclosure, an enclosed WC, bidet, wash hand basin with mirror over and an opaque glazed window to the side.

Outside

Set behind a neat lawned frontage, the property boasts a tarmac driveway providing off street car standing for two vehicles and leading to a larger than average single garage with an electric up and over door. The rear garden has a raised decking area beneath a charming pergola, beyond which is a stone paved area and a concrete section, both brimming with potential for transformation.

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: Fibre, 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.

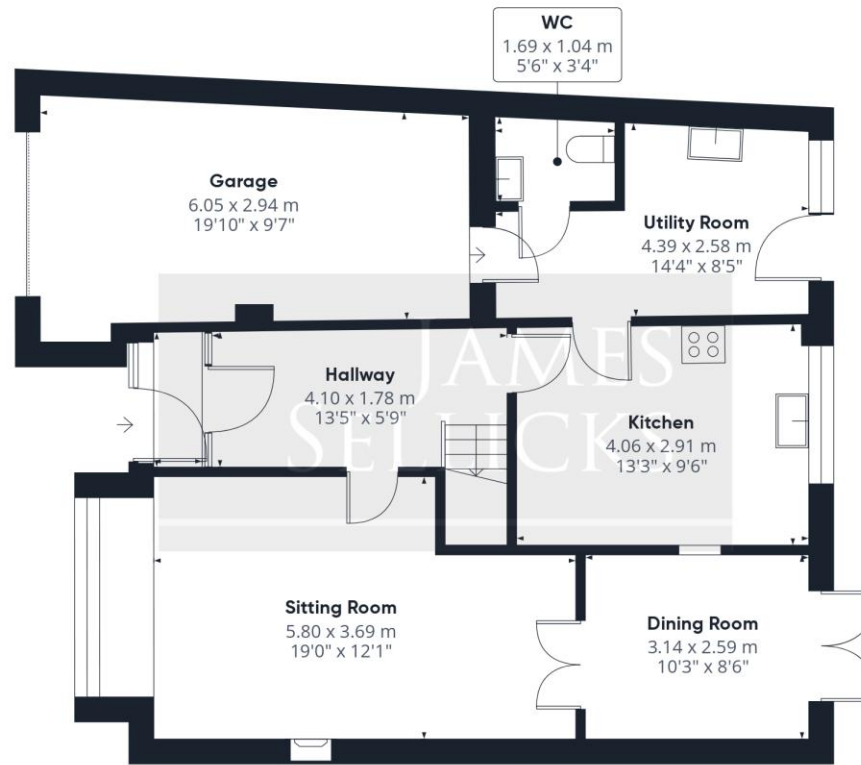
Accessibility: Two-Storey property, no accessibility modifications made.

Planning issues: None our Clients are Aware of.

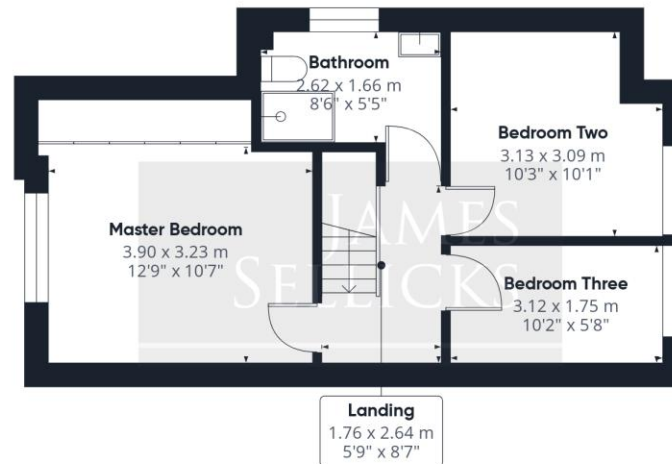








Floor 1



Floor 2

Approximate total area⁽¹⁾

119.6 m²

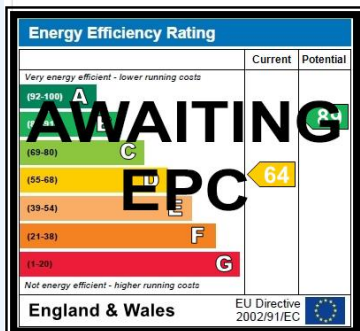
1288 ft²

(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.

