



9 ST. LUKE'S CLOSE

THURNBY, LEICESTERSHIRE LE7 9RH

GUIDE PRICE £385,000

An attractive and recently renovated, three bedroom village home offering a warm and welcoming exterior, uniquely positioned to enjoy the sun throughout the day. This pleasant cul-de-sac is very quiet with lovely welcoming neighbours. It has the advantage of being slightly elevated from the road to enjoy the partial field views. A gently sloping driveway leads access to a single garage. This home combines kerb appeal with practicality, making it an inviting choice for a variety of buyers.

Entrance hall • sitting room • dining kitchen • bathroom • three bedrooms • shower room • driveway • single garage • lawned gardens • EPC - D

Accommodation

A flight of steps with brick edging leads to the uPVC front door, creating a charming approach. The bright and welcoming entrance hall is finished with wood-effect flooring and houses a striking black painted staircase leading to the first floor with additional understairs storage. The sitting room is bright and inviting, with a front facing uPVC window, a feature electric fireplace with attractive wooden surround to the chimneybreast with wood-panelled detailing either side and recessed LED lighting, wood-effect laminate flooring and French doors leading to a lawned side garden.

The superb dining kitchen has uPVC windows to both the front and rear and is well appointed with an excellent range of cream base level units with stainless steel handles, oak shelving, wood-effect preparation surfaces and a polycarbonate one and a half bowl sink and drainer unit with Flexi tap. Integrated appliances include a Stoves stainless steel oven and gas hob with extractor unit above, a Bush washing machine and wall-mounted Worcester boiler. There is space for a fridge-freezer, inset ceiling spotlights and space for a dining table with an LED light bar surround in place of traditional coving. An oak door opens out to the garden.

The family bathroom is on the ground floor, with an opaque glazed uPVC window and a stylish suite comprising a bath with shower screen and rainfall shower, sage green wood panelling continuing to the rear of a wash hand basin with storage and an enclosed WC. Recessed illuminated shelving, mosaic tiled flooring, inset ceiling spotlights and a matte black radiator add a modern finish.

To the first floor, the master bedroom is a generous double with an excellent range of fitted wardrobes in a cream finish with black handles, an additional airing cupboard, carpeted flooring and a front-facing uPVC window enjoying field views. Bedroom two is also a double room, with carpeted flooring and a front-facing dormer window also overlooking fields. Bedroom three, overlooks the rear and is ideal as a home office or guest room. A shower room features a corner shower enclosure, an enclosed WC, and wash basin with storage, complemented by black detailing. Additional features include marble-effect tiled flooring, inset ceiling spotlights, an obscure glazed uPVC rear window, black radiator, sliding wooden door and a fitted backlit mirror.

Outside

A slate driveway provides parking for one vehicle, with steps leading up to the house. There is a single garage with a small store to the rear with power and lighting and a terrace behind, with a fitted bench and enclosed by a wall for privacy. The gardens wrap around the property and are mainly laid to lawn, arranged over two tiers, and lined with fencing and mature hedging for seclusion. Mature planting and established trees add character, creating a very private outdoor space.







Location

Thurnby and Bushby are highly regarded villages, located approximately five miles east of Leicester city centre and around fifteen miles from Market Harborough. Both offer excellent transport links, with mainline railway stations providing access to London St Pancras in under an hour. The nearby market towns of Oakham and Market Harborough are popular for their wide range of shops, cafés, and leisure amenities, while the villages themselves retain a strong community spirit centred around the Parish Church, a well-regarded village pub, and St Luke's Primary School, which feeds into the renowned Gartree and Beauchamp colleges in nearby Oadby. Surrounded by some of Leicestershire's most attractive rolling countryside, the villages are also ideally placed for those who enjoy walking and outdoor pursuits.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: D

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: Unknown.

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: Slope to front door.

Planning issues: None our Clients are Aware of.









Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



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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.



St. Lukes Close , Thurnby, LE7

Approximate Area = 1012 sq ft / 94 sq m

Garage = 191 sq ft / 17.7 sq m

Outbuilding = 26 sq ft / 2.4 sq m

Total = 1229 sq ft / 114.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Sellicks Estate Agents. REF: 1343775

