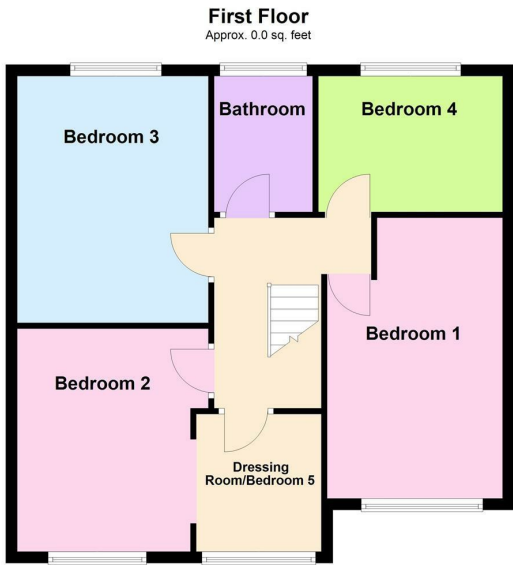


FLOOR PLAN

DIMENSIONS

- Porch
- Entrance Hall
- Lounge  
16'8 x 12' (5.08m x 3.66m)
- Dining Room  
9'5 x 9'3 (2.87m x 2.82m)
- Kitchen  
10'6 x 8'1 (3.20m x 2.46m)
- Utility Room  
10'6 x 10'6 (3.20m x 3.20m)
- Downstairs Cloakroom
- Landing
- Bedroom One  
16' x 10' (4.88m x 3.05m)
- Bedroom Two  
12'6 x 10'5 (3.81m x 3.18m)
- Bedroom Three  
14' x 11' (4.27m x 3.35m)
- Bedroom Four  
7'3 x 10'6 (2.21m x 3.20m)
- Dressing Room/Bedroom Five  
8' x 7'10 (2.44m x 2.39m)
- Bathroom  
7'4 x 5'8 (2.24m x 1.73m)



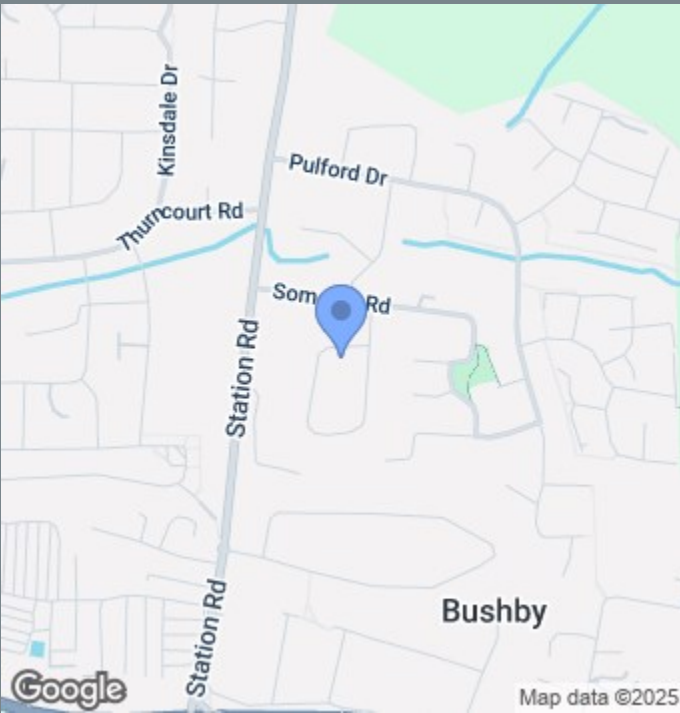


# OVERVIEW

- Fabulously Spacious Family Home
- Great Location
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Utility & Downstairs Cloakroom
- Four Bedrooms & Bathroom
- Dressing Room/Fifth Bedroom
- Driveway & Garage
- Beautiful Rear Garden
- EER - C, Freehold, Tax Band - C

## LOCATION LOCATION....

Thurnby is a desirable village on the eastern edge of Leicester, offering a blend of rural charm and urban convenience. It boasts well-regarded primary schools including Fernvale Primary and St Luke's C of E, while secondary schools are easily accessible in nearby areas. The village has a Co-Op, pharmacy, local shops, and the popular Rose & Crown pub, adding to its close-knit community feel. Green spaces, countryside walks, and a local Scout & Guide group provide recreational opportunities. Excellent transport links include regular bus services along the A47 and easy road access to Leicester, making Thurnby ideal for families and commuters alike.



## THE INSIDE STORY

Step into this beautifully presented and generously proportioned family home, where charm, comfort, and practicality come together in perfect harmony. The inviting porch and spacious entrance hall immediately impress with stunning solid wood flooring, creating a warm and elegant welcome. The stylish lounge, bathed in natural light from the large front-facing window, offers a cosy yet sophisticated space to unwind, complete with a modern wall-mounted fire that adds a contemporary touch. Ideal for entertaining, the adjoining dining room features patio doors that open directly onto the delightful rear garden, blending indoor and outdoor living with ease. The lovely kitchen is thoughtfully designed with both style and functionality in mind, and it is further complemented by a spacious utility room and a convenient downstairs cloakroom. Upstairs, a bright and airy landing leads to four generously sized bedrooms, providing plenty of space for family and guests alike. Bedrooms two and three benefit from fitted wardrobes, while bedroom two also boasts a versatile dressing room that could easily serve as a private home office or be transformed into a fifth bedroom to suit your needs. The well-appointed family bathroom completes the upper floor with modern fittings and ample space. Outside, the property features a private driveway and a garage, offering plenty of parking and storage. The rear garden is a true highlight—mature, well-established, and thoughtfully landscaped with an array of shrubs, flowering plants, and a charming patio area perfect for summer dining or simply enjoying the peace and tranquillity. This is a truly wonderful home that caters to every aspect of modern family life, all wrapped in warmth, character, and exceptional living space.

