



Dent Drive, Thurmaston, LE4

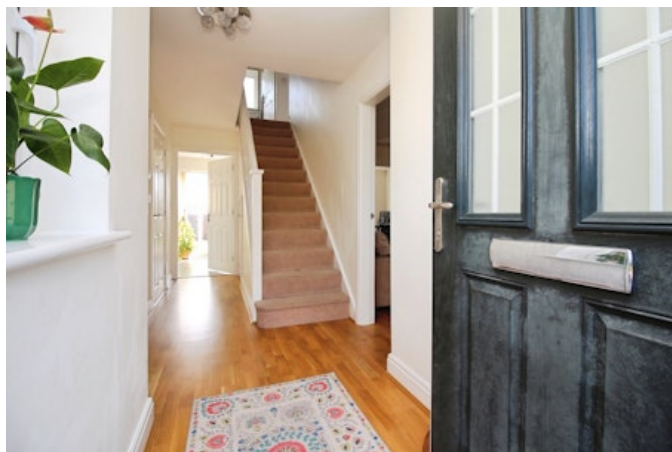
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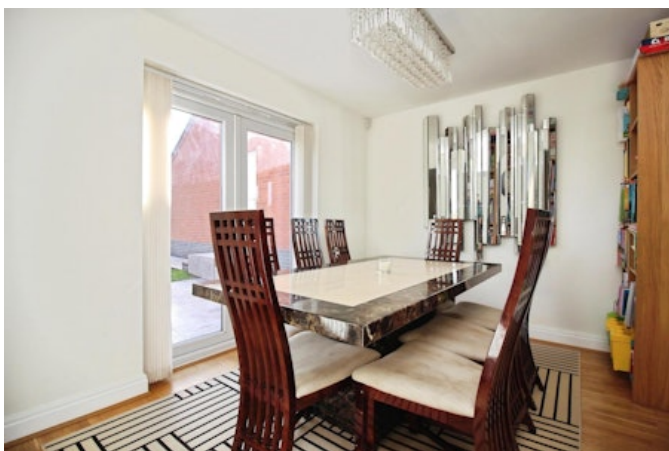
£535,000



## Key Features

- Four Well Proportioned Bedrooms (Master With En-suite)
- Double Driveway & Double Garage
- Family Friendly Cul De Sac Location
- Two Reception Rooms & Home Office
- Executive Detached Home
- Popular Residential Location With Open Views to Rear
- EPC rating TBC





**RARE TO THE MARKET** - Perfect for growing families in search of more space, walk in and be surprised by this well proportioned and contemporary 'Jelson' built four bedroom detached executive home occupying a desirable cul de sac position on the outskirts of Thurmaston. Benefiting from an upgraded central heating boiler (Fitted 2023), the layout includes an entrance hall and ground floor WC, two reception rooms, home office and breakfast kitchen and utility. Upstairs you will find four practical bedrooms (main bedroom offers access to a private en-suite) and a family shower room. The plot boasts a double driveway giving access to the detached double garage, with a private mainly laid to lawn rear garden with open fields to the rear. Situated along a 'no through road' where properties rarely come to the market, an immediate viewing comes highly recommended to avoid disappointment.

### Welcome to your new home

Upon entry, you're welcomed into a bright entrance hallway with a staircase to the first floor, a useful shoe cupboard, storage cupboard, and guest WC. The main reception room is filled with natural light from a walk-in bay window, flowing into a formal dining room with French doors opening to the garden. The breakfast kitchen features modern wall and base units, complementary worktops, built-in oven, hob with extractor, 1.5 bowl sink, integrated dishwasher and fridge. A separate utility room provides additional storage, appliance space, and houses a concealed boiler (fitted 2023). Completing the ground floor is a home office, fully fitted with desk and storage units.

### Moving Upstairs

Moving upstairs, the property offers four generously sized bedrooms, all capable of accommodating a double bed. The main bedroom benefits from built-in wardrobes and its own en-suite, fitted with a modern

three-piece suite including a shower cubicle, wash hand basin, and WC, complemented by stylish tiling and a heated towel rail. A contemporary family bathroom completes the first floor, also fitted with a sleek three-piece suite.

### Outside

Occupying a peaceful cul-de-sac position on the outskirts of Thurmaston, the property sits on a generous plot with a double driveway providing off-road parking and access to a detached double garage (6.14m x 6.29m) with light, power, two up-and-over doors, and side access to the garden. The rear garden is landscaped and ideal for families, featuring a patio area perfect for outdoor dining, a lawned section, and a further paved area with a vegetable patch at the rear. Fenced boundaries ensure privacy, while open views over fields add to the appeal. Additional features include outdoor power sockets.

### Location

Thurmaston is a popular and well-connected village located just to the north of Leicester, offering a fantastic balance of suburban convenience and community charm. The area is well-served by a wide range of amenities, including Thurmaston Shopping Centre, supermarkets, local shops, pubs, and eateries, all within easy reach.

Families benefit from access to several reputable primary and secondary schools, as well as nearby parks and green spaces for recreation. Watermead Country Park is also just a short drive away, offering scenic walks, lakes, and cycling routes.

Thurmaston enjoys excellent transport links, with the A607, A46, and M1 motorway all easily accessible, making it ideal for commuters. Regular bus services and nearby Leicester city centre ensure convenient travel options, while Syston railway station is just a few minutes away, providing rail links to Leicester, Nottingham, and beyond.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate





the council tax band.

## Viewing Arrangements

Viewings are strictly by appointment only.

## Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

## Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

## Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent



are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

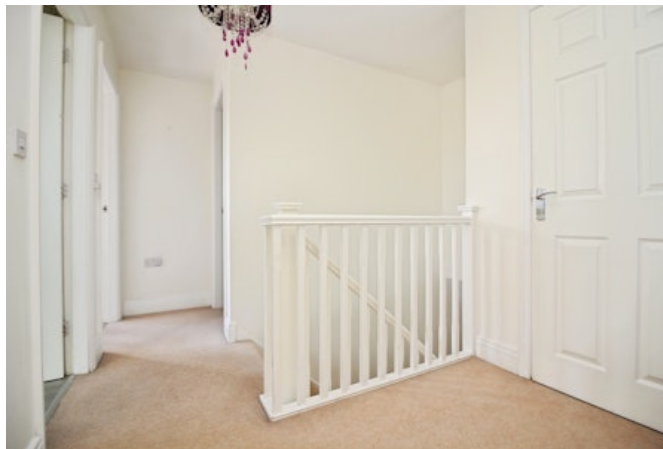
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

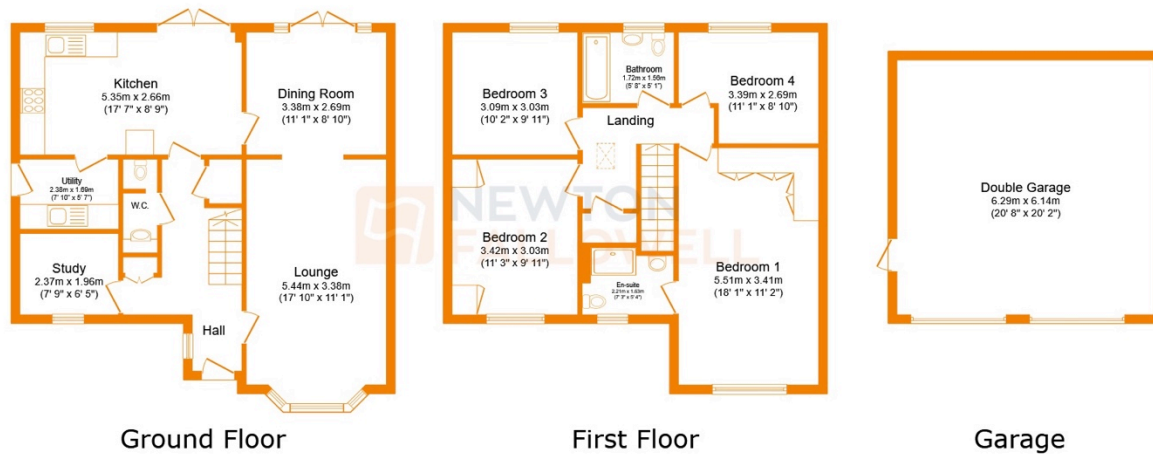
If you have a house to sell then we would love to provide you with a free no obligation valuation.

### Please Note

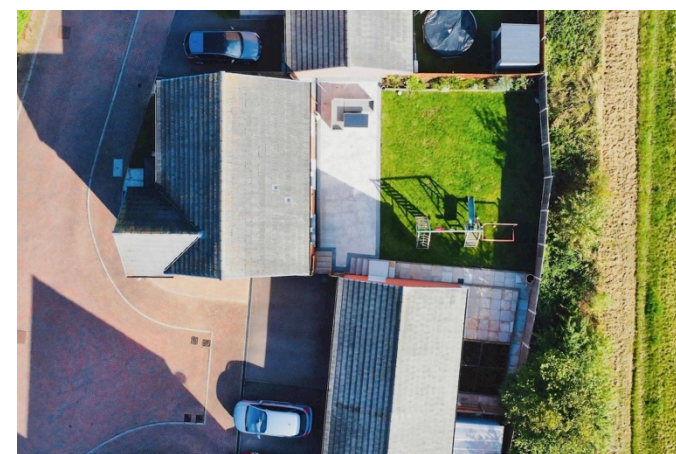
The property currently benefits from open views to the rear. This land is included within the Charnwood plan 2021-2037.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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