



39 LEICESTER ROAD, THURCASTON,  
LEICESTERSHIRE, LE7 7JH

ASKING PRICE  
£475,000



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## £475,000 FREEHOLD



### ENTRANCE HALL

There is a radiator, power point and doors that lead to:

### KITCHEN/BREAKFAST

13'3 x 11'4

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral fridge/freezer, integral microwave, oven, hob with extractor, power points, radiator, island with breakfast bar, window to the rear aspect, door to the Living Room and door to:

### ORANGERY

15'5 x 11'6

With Bi-Folding doors to the rear and side aspects, Underfloor Heating, Roof Lantern, power points and a door to:

### UTILITY

With a work surface, plumbing for washing machine, power points, and window to the rear aspect.

### LIVING ROOM

15'1 x 14'11

Benefiting from Bi-Folding doors to the rear garden, radiator, power points and a TV point.

### BEDROOM

13'2 into bay x 10'11

Benefiting from a bay fronted window, radiator, power points and fitted wardrobes.

### BEDROOM

12'3 into bay x 11'

Having a bay fronted window, radiator and power points.

### BEDROOM

9'11 x 8'11

With a window to the side aspect, radiator and power points.

### SHOWER ROOM

9'7 x 7'6

Comprising from a low level WC, Wash hand basin, Walk in Shower, Heated Towel Rail, Window to the side aspect and Underfloor Heating.

### REAR GARDEN

This beautiful rear garden is a particular feature of the property enjoying an open aspect garden that enjoys paved patio areas as well as pebbled borders, borders home to a variety of shrubs, plants and trees. There is also a Hot Tub and Summer Hut with the facilities of both power and lighting.





## PARKING

From the front there is ample off road parking that leads to the Garage. Please also note that the iron fencing can be easily removed for access to a larger vehicle or camper van/caravan.

## GARAGE

32'6 x 9'

Benefiting from double doors, workers pit, power points, lighting and door to the rear garden.

## THURCASTON VILLAGE

The combined villages of Thurcaston, Rothley, Birstall and Anstey offer a fine range of local amenities including shopping for all day-to-day needs, schooling for all ages including the nearby Glebelands Primary School, a wide variety of recreational amenities including fine eighteen hole parkland golf courses at the Rothley Park and Birstall Golf Clubs, and regular bus services to the centres of Leicester and Loughborough.

## VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

## MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## MONEY LAUNDERING

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). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

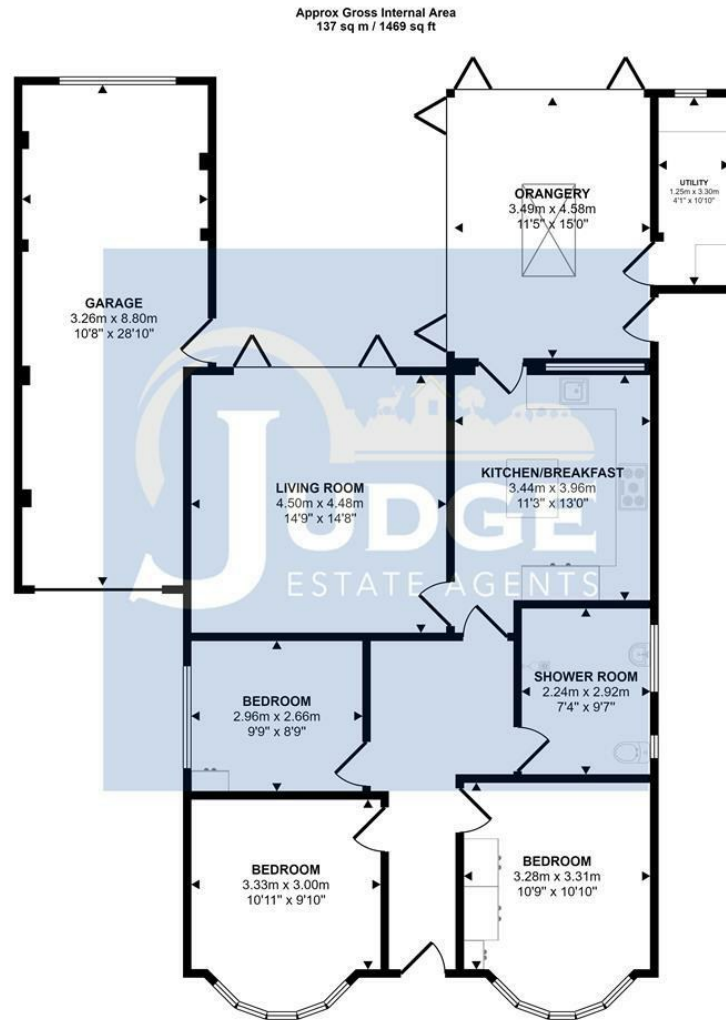
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such



must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM

PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings strictly by appointment via Judge Estate Agents

**Contact**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(61-91) <b>B</b>
(69-80) <b>C</b>			(49-80) <b>C</b>
(55-68) <b>D</b>			(35-68) <b>D</b>
(39-54) <b>E</b>			(21-54) <b>E</b>
(21-38) <b>F</b>			(7-38) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	85	<b>England &amp; Wales</b>
		72	EU Directive 2002/91/EC

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

