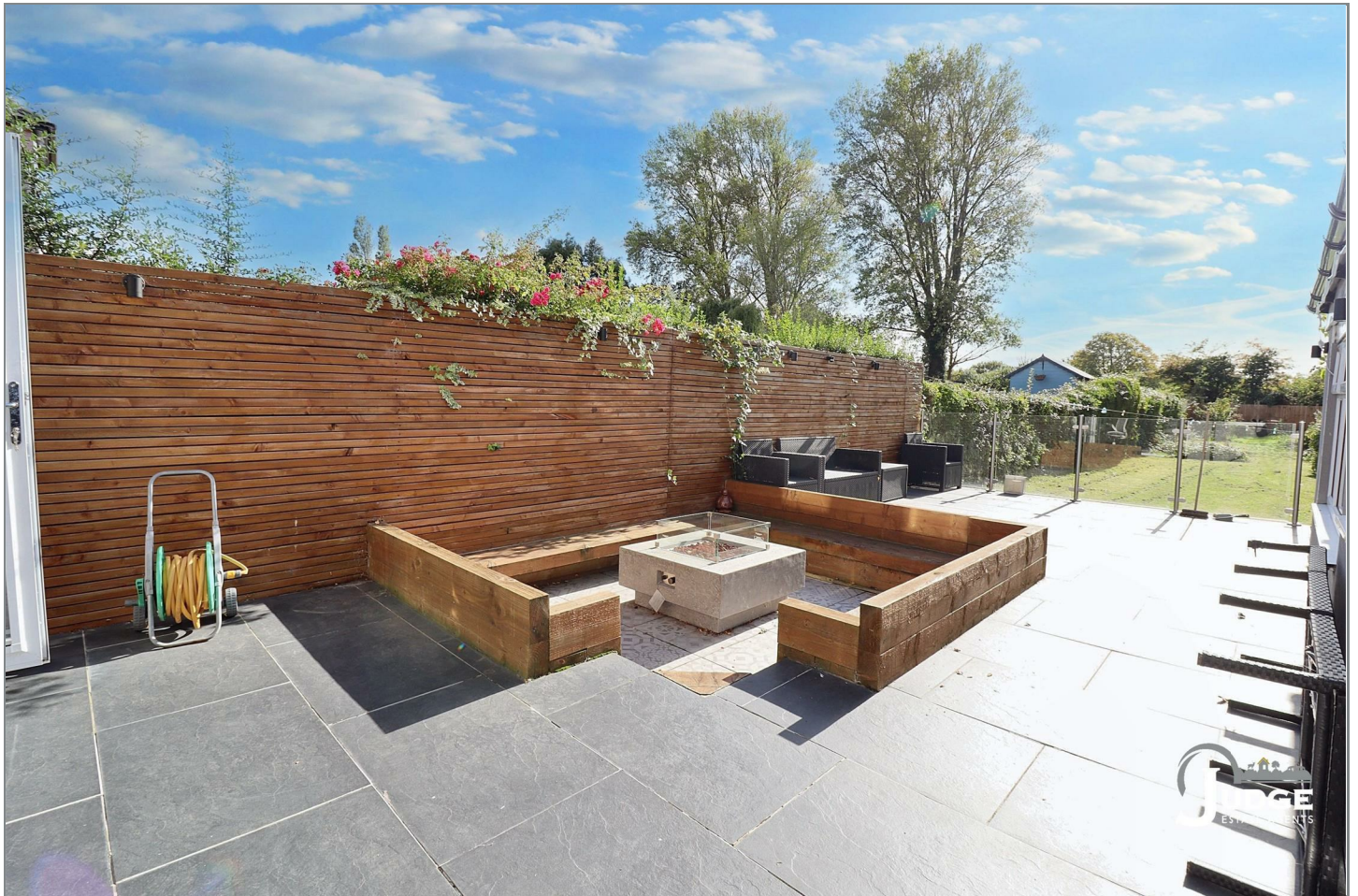




- EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- FANTASTIC FAMILY HOME
- GROUND FLOOR WC
- PRIMARY BEDROOM WITH DRESSING AREA & EN-SUITE
- GENEROUSLY SIZED REAR GARDEN
- UTILITY
- COUNCIL TAX BAND - C

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This impressive, four bedroom extended semi-detached house makes an ideal family home that boasts ample living space with a generously sized rear garden. Briefly this lovely home benefits from an Entrance Hall, WC, Living Room, Dining Room, Kitchen/Breakfast, Utility, Garden Room/Study, First Floor Landing, Primary Bedroom with Dressing area and Four Piece En-Suite, Three further Bedrooms and a Shower Room. To the rear there is a lovely paved and seated social area with glass partition and steps down to the extensive laid to lawn garden. From the front there is Off Road Parking that leads to a Garage. A viewing comes highly recommended to appreciate.

#### ENTRANCE HALL

There are stairs leading up to the first floor landing, under stairs store, radiator and doors that leads to:

#### WC

Comprising a low level WC, wash hand basin, heated towel rail, window to the side aspect and complimentary tiling.

#### DINING ROOM

10'11 x 10'7 (3.33m x 3.23m)

Benefiting from a bay fronted window, radiator, power points, feature fire surround and French doors that give access to:

#### LIVING ROOM

19'9 x 10'11 (6.02m x 3.33m)

Benefiting from radiator, power points, log burner and Bi-folding doors to the rear garden.

#### KITCHEN/BREAKFAST

15'9 x 13'2 (4.80m x 4.01m)

There are a range of wall and base units with work surfaces, integral oven, hob, dishwasher, drinks cooler, power points, island with breakfast bar, sky light, window to the rear aspect, radiator, door to the Garage and a door that leads through to:

#### UTILITY

10'8 x 6'8 (3.25m x 2.03m)

Having base unit, work surface, sink, plumbing for a washing machine, radiator, power points, window and door to the side aspect and a door that leads through to:

#### GARDEN ROOM/STUDY

14'1 x 9'7 (4.29m x 2.92m)

Benefiting from windows to both the side and rear aspects, power points and patio doors to the rear aspect.

#### FIRST FLOOR LANDING

There are doors that lead to:

#### PRIMARY BEDROOM

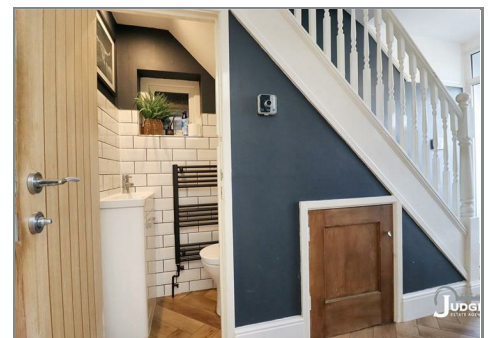
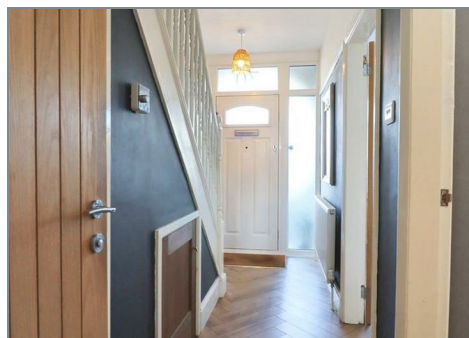
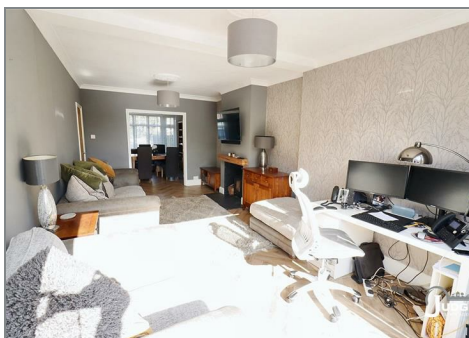
12' x 10'11 (3.66m x 3.33m)

Benefiting from power points and open through to:

#### DRESSING AREA

8' x 6'11 (2.44m x 2.11m)

Having a window to the rear aspect, radiator and door that leads to:





#### EN-SUITE

7'11 x 6'11 (2.41m x 2.11m)

Comprising a low level WC, wash hand basin, walk in shower, bath, heated towel rail, complimentary tiling and a window to the rear aspect.

#### BEDROOM

10'9 x 10'7 (3.28m x 3.23m)

With a bay fronted window, radiator and power points.

#### BEDROOM

15'6 x 6'4 (4.72m x 1.93m)

Benefiting from windows to both the front and rear aspects, radiator and power points.

#### BEDROOM

7'7 x 6'4 (2.31m x 1.93m)

There is a window to the front aspect and power points.

#### SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, heated towel, window to the side aspect and complimentary tiling.

#### REAR GARDEN

This beautiful and extensive garden enjoys a paved patio with sunken seating areas, a glass partition and then an extensive laid to lawn garden.

#### PARKING

From the front there is off road parking that leads to:

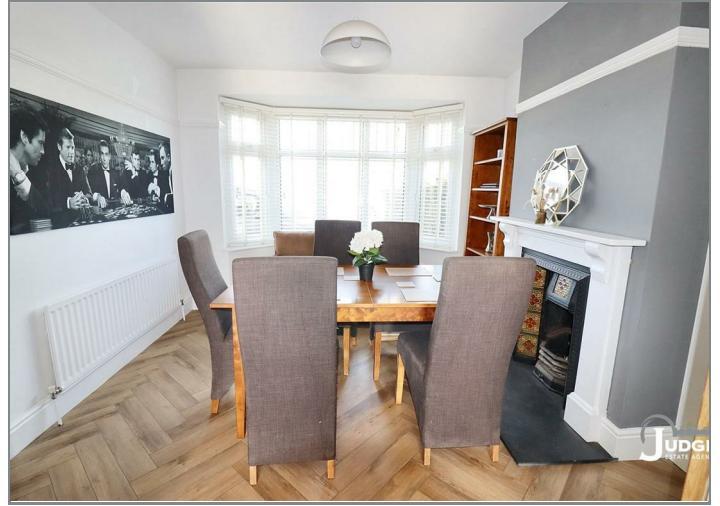
#### GARAGE

15'11 x 7'1 (4.85m x 2.16m)

Benefiting from

#### THURCASTON VILLAGE

Thurcaston village offers a host of local amenities and is positioned within close proximity to Charnwood Forest, allowing easy access to Bradgate Park, Cropston reservoir and all of the local areas well thought of eateries, pubs and walks. Schooling options include a village primary school, and there are a host of secondary options including the Loughborough Endowed schools, Leicester Grammar and The Dixie all within a sensible commute. Thurcaston also offers excellent road and rail networks via easy access to 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 & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property.

