



70 LEICESTER ROAD, THURCASTON,
LEICESTERSHIRE, LE7 7JG

OFFERS OVER £414,950

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£414,950 FREEHOLD



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

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

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

KITCHEN/BREAKFAST

15'9 x 13'2

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

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

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

Benefiting from power points and open through to:

DRESSING AREA

8' x 6'11

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

EN-SUITE

7'11 x 6'11

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

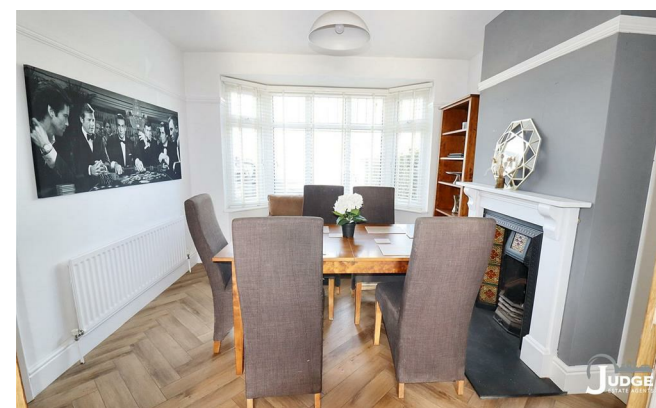
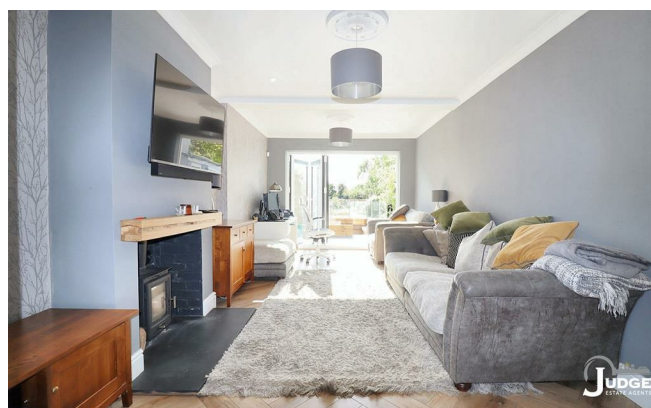
10'9 x 10'7

With a bay fronted window, radiator and power points.

BEDROOM

15'6 x 6'4

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



BEDROOM

7'7 x 6'4

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

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. Floor plans are produced for guidance only and are not to scale. 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. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Viewings strictly by
appointment via Judge
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				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

