

Alexanders



# Blacksmiths Close

Thrussington





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## Thrussington

- NO UPWARD CHAIN
- Spacious family home
- Four double bedrooms
- Two ensuites and a family bathroom
- Enclosed sunny garden
- Large kitchen/dining room
- Double garage and off road parking
- EPC rating C / Council Tax Band G / Freehold

### General Description

A spacious, individually constructed family home situated within a small development in the centre of this highly regarded village which is offered to the market with No Upward Chain.

Entering the property into the spacious entrance which provides access to the dual aspect living room with open fireplace, study and cloakroom. It also provides access to the spacious kitchen/dining room with utility/boot room off and access to the integral double garage.

To the first floor you will find an attractive, spacious landing with four double bedrooms, two ensuites and a family bathroom.

Outside a block paved driveway provides off road parking for a number of vehicles, electric car charge point, access to the integral double garages and mature hedgerow to the boundary. To the side are wrought iron gates which lead to hardstanding for sheds and access to the rear of the property. The rear garden benefits from a large outdoor seating area and gardens which are predominantly laid to lawn.





## Location

Thrussington is a delightful village, not only for its easy access but also boasting a popular Deli, two pubs and Village Green which hosts numerous events throughout the year. The Star Inn is a short walk from the property, offering incredible food and is ideal for an evening out.

## Agents Note

A spacious individual family home situated in the heart of the charming village.

## Accommodation Summary

Ground Floor: Entrance hall, WC, Living room, Study, Kitchen/Dining room and Utility/Boot Room.

First Floor: Four Bedrooms, Two ensembles and a Family Bathroom.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664896332).

## Tenure

Freehold.

## Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band G.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## 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

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







Total area: approx. 209.8 sq. metres (2257.8 sq. feet)



Viewing by appointment only

**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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.

General 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. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

