



Rectory Lane | Thurcaston

An immaculately presented detached family home in the popular village of Thurcaston. The property itself sits on a generous plot with off road parking for several vehicles and the benefit of a tandem garage. The home is extremely well presented throughout, having the perfect layout for family living. Early viewing advised to appreciate the standard of accommodation on offer.

- Spacious detached home on a generous plot, set in the village on Thurcaston
- Large L shaped living dining room, with separate kitchen and utility room, downstairs w.c
- Additional ground floor room which serves as a further reception room, study or playroom
- Four bedrooms, family bathroom and separate shower room
- Tandem garage with off road parking for several vehicles
- Established rear gardens with patio area and pergola

LOCATION

The village of Thurcaston is closely situated to Anstey, Cropston and Birstall and conveniently located close to Beaumont Leys shopping centre. Access to both Loughborough and Leicester City Centre, the property is equally well placed for those that commute with the A6/A46/M1 in proximity. Local beauty spots include, Bradgate Park and Swithland Reservoir.







GROUND FLOOR

The property is entered into via a welcoming entrance hallway that leads to a downstairs w.c. The main living room is bright and airy with a feature fireplace and leads nicely onto a dining area with patio doors that open onto the rear garden. There is a further reception room located to the front of the home, ideal for a family room, playroom, or a working from home space. The kitchen is located to the rear of the home with access to the utility room. The kitchen itself is nicely fitted with a range of units with complimentary worktops, tiled splashback, space for a cooker and handy breakfast bar area. The utility room is located off the kitchen with space for washer, dryer and fridge/freezer. There is a service door that leads to the tandem garage and a side access door that leads to the garden.

FIRST FLOOR

The staircase ascends from the hallway to the first floor. The primary bedroom is located overlooking the rear of the home with a selection of built in wardrobes. There is a further double bedroom overlooking the front of the home with again handy built in wardrobes. There are two further bedrooms one a double and the other a single. The main family bathroom which is tiled floor to ceiling and has a panelled bath, with shower off the taps, w.c and pedestal wash hand basin and useful storage/airing cupboard. There is a separate shower room with corner shower cubicle, w.c and built in vanity unit with basin.



OUTSIDE

The property is set back from the road with the driveway providing off-road parking and offering access to the tandem garage with gated side access. The established rear garden is generous in size and is mainly laid to lawn with patio area and further seating area with pergola.



Rectory Lane | Rothley | Leicestershire

SERVICES

All mains services are available and connected.

COUNCIL

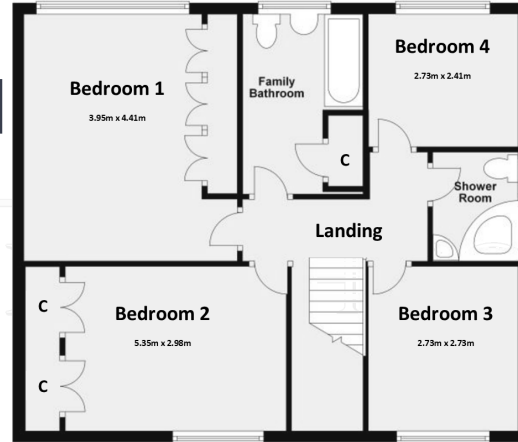
Charnwood Borough Council. Council tax band E.



GROUND FLOOR

Total floor area (combined) - 1835 Sqft

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



FIRST FLOOR

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.





