



All Saints Road | Thurcaston

First time being offered to the market since ownership in 1967. This is a generously proportioned, well maintained, detached family home in the popular village of Thurcaston, located in a cul-de-sac position, set back from the road with off road parking and garaging. Being well maintained throughout whilst offering scope for further improvements. This property is available with NO UPWARD CHAIN.

- Spacious detached home, set in the popular village of Thurcaston
- Generous living/dining room, dining kitchen, downstairs w.c and conservatory
- Four bedrooms, refitted family bathroom with separate walk-in shower
- New gas central heating system throughout in October 2021.
- Single integral garage and additional carport with up and over electric door. Double length suitable for boat or caravan or additional cars.

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. airing cupboard and entrance to the garage. 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 a conservatory. The kitchen is located to the front of the home.. It is nicely fitted with a range of units with complimentary worktops and tiled splashback. There is an integrated oven, hob and microwave and space for a washing machine and fridge/freezer and large pantry cupboard. There is a door that leads to the side access to the garden, there is space for a dining table.



FIRST FLOOR

The staircase ascends from the hallway to the first-floor landing with beautiful picture window. The primary bedroom is located overlooking the rear of the home with 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 both with built in wardrobes. The main family bathroom has been refitted with a corner bath, separate walk-in shower, tiled floor to ceiling, vanity unit with basin and storage, w.c and heated towel rail.

OUTSIDE

The property is set back from the road with the driveway providing off-road parking and offering access to the garage/carport and side access. There is a private, established rear garden which is mainly laid to lawn with mature trees and shrubs.



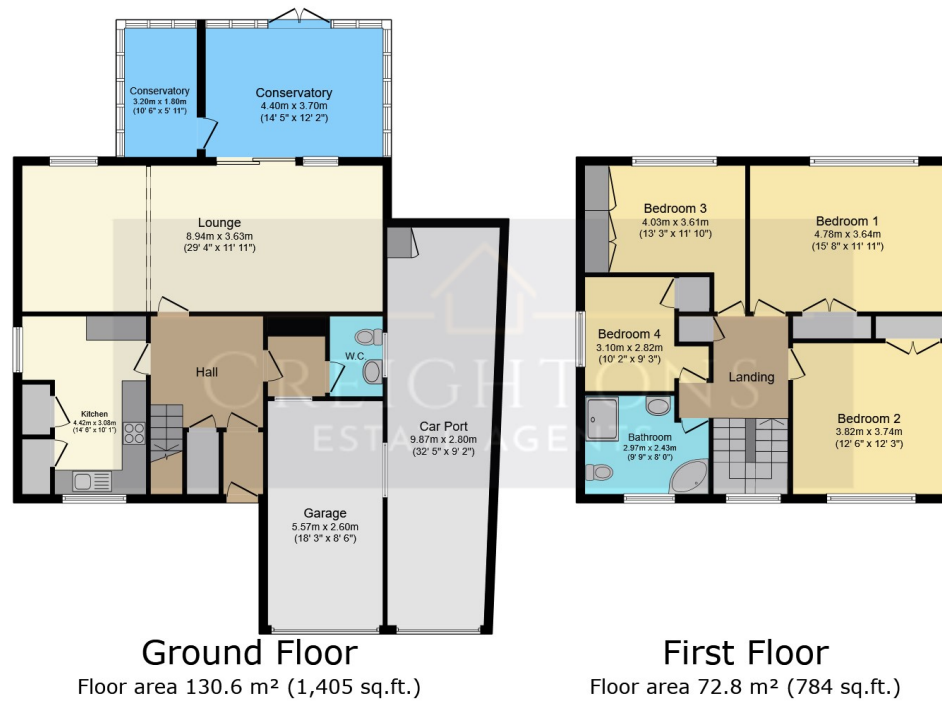
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.



TOTAL: 203.4 m² (2,189 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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.





