



Leicester Road | Thurcaston

Creightons estate agents are pleased to bring to the market a stylish modernised, extended bay fronted three bedroomed traditional semi-detached home in the desirable village of Thurcaston. Accommodation consists of living room with log burner and a beautifully extended open plan dining kitchen with living area. There is also a ground floor shower room with w.c, three bedrooms and family bathroom. Driveway providing off road parking. Private rear garden with beautiful open field views.

- Modernised, extended Traditional three bedroomed bay fronted semi-detached home, set in the popular village of Thurcaston
- Beautifully extended open plan living/dining kitchen with refitted kitchen with island unit
- Utility room with stylish ground floor shower room and w.c
- Cosy living room with log burner stove
- Useful conversion of the garage to a useable space, ideal for a home gym
- Driveway providing off road parking
- Established rear garden with open views and of the Great Central Railway
- Many upgrades throughout the home

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 porch then into a welcoming entrance hallway with tiled flooring with stairs leading up to the first floor. The cosy living room has a bay window that overlooks the front of the home with log burning stove set within a brick and slate feature fireplace. The extension boasts an incredible open plan dining kitchen with island and includes a range of contemporary units with complimentary worktops. The kitchen has the benefit of an integrated dishwasher and space for a fridge/freezer and range cooker. The kitchen opens onto the dining area with French doors that offer access to the rear garden with separate living area, making this space the heart of the home. There is a separate utility room that offers space for a washing machine and dryer and additional storage. The stylish ground floor shower room is a great addition with tiled flooring, pedestal wash hand basin and w.c. There is access to garage/store from the utility area, currently used as a home gym.



FIRST FLOOR

The staircase ascends from the hallway to the first-floor landing with a beautiful oak balustrade. The primary bedroom is located overlooking the rear of the home. There are two further bedrooms overlooking the front of the home. The family bathroom is located to the rear of the home with panelled bath and shower over, w.c and wash hand basin and vanity unit.

OUTSIDE

There is a driveway that sits to the front of the home offering off road parking. The rear garden is mainly laid to lawn with patio area with raised borders and outstanding open aspect where you can spot the incredible Great Central Railway. The garage has been converted into a usable space that would serve as a home office or gym.



Leicester Road | Thurcaston | Leicestershire



Total area: approx. 107.6 sq. metres (1158.7 sq. feet)

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.
Plan produced using PlanUp.

71 Leicester Road, Thurcaston

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.

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





