



# Leicester Road | Thurcaston

Creightons estate agents are pleased to bring to the market a beautifully presented, extended four bedroomed generously proportioned traditional semi-detached home in the heart of Thurcaston. Extended, generous living room with log burning stove that opens onto a further reception room/dining room with internal doors for separate use. To the ground floor there is also a stylish fitted breakfast kitchen, separate utility room and further garden room/working from home space. To the first floor there are four bedrooms and family bathroom, the primary having an Ensuite and dressing area. The driveway provides off road parking for several vehicles that leads to a single garage. Private large rear garden

- Spacious, extended four bedroomed home, set in the popular village of Thurcaston
- Four bedrooms to the first floor, family bathroom and Ensuite to primary bedroom with dressing area
- Generous living room with log burning stove and Bi-fold doors that open onto the rear garden
- Breakfast kitchen with integrated cooker and dishwasher with central island breakfast bar
- Separate dining room/additional reception room to the front of the home
- Utility room off the kitchen area and additional garden room/working from home space
- Driveway with off road parking for several vehicles that leads to a garage
- Large, established rear garden with sunken seating area and glass screening on a tiled patio area with generous lawned garden

## 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 ground floor w.c. The main living room is bright and airy with a feature fireplace with log burning stove and Bi-fold doors that open onto the rear garden. The dining room is located to the front of the home with internal doors connecting it to the living room. The beautifully fitted breakfast kitchen is located to the rear of the home with central island offering a breakfast bar area for casual dining. The kitchen is fitted with a stylish range of units with complimentary worktops. There is an integrated oven, hob and dishwasher with a wine/beer cooler. There is a separate utility room which has further storage cupboards and houses space for a washing machine and dryer with a service door to the rear garden. There is a further room to the ground floor rear of the home that is currently used as a working from home space by the current owners and offers a flexible space living within the home.



## FIRST FLOOR

The staircase ascends from the hallway to the first-floor landing. The extended primary bedroom is located overlooking the rear of the home with generous dressing area and Ensuite bathroom. There are three further bedrooms and a family shower room.

## OUTSIDE

The property benefits from a driveway providing off-road parking and offering access to a garage. There is a private, established large rear garden which is mainly laid to lawn with generous, paved terrace with sunken seating area.



# Leicester Road | Thurcaston| Leicestershire



Total area: approx. 149.7 sq. metres (1611.6 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.  
**70 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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





