



Leicester Road | Thurcaston

Creightons Estate Agents are delighted to present a beautifully maintained three-bedroom traditional semi-detached home located in the heart of Thurcaston. This generously sized property features a living room with a gas fire that seamlessly connects to a dining room, leading into a spacious conservatory and a modern, refitted breakfast kitchen. The home boasts three double bedrooms along with a family bathroom. Additionally, there is a driveway that accommodates off-road parking for multiple vehicles. Enjoy the privacy of a large rear garden, complete with fruit trees and ample space for outdoor dining. There is a converted garage and utility space, ideal for those clients who work from home.

- Spacious three bedroomed semi-detached home, set in the popular village of Thurcaston
- Three double bedrooms to the first floor and family bathroom
- Living room with gas fire and bay window opening onto dining room with doors to garden room
- Stylish refitted breakfast kitchen with integrated double oven, fridge and dishwasher
- Generous driveway with off road parking for several vehicles
- Large, established rear garden with fruit trees and generous lawn area
- Converted garage now being used as a salon space with utility to the rear

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 accessed through a porch that leads into a welcoming entrance hallway featuring a ground floor w.c. The living room is bright and inviting, complete with a bay window and a charming fireplace with a log burner. At the rear of the home lies the dining room, which has patio doors that open into the conservatory. The beautifully updated breakfast kitchen, also located at the rear of the home, has been modernised by the current owners and includes an array of stylish units paired with complementary worktops and Belfast sink. It is equipped with an integrated double oven, electric hob, fridge, and dishwasher. A door leads from the kitchen to the conservatory, where you can access the utility room, a second downstairs w.c., and the converted garage space, currently utilized as a salon. The utility room offers space for a fridge/freezer, washing machine, and dryer. The conservatory, serving as a valuable extra space, spans the width of the property and is presently used as a playroom.



FIRST FLOOR

The staircase rises from the hallway to the first-floor landing, featuring a lovely picture window. The primary bedroom, which boasts contemporary built-in wardrobes, overlooks the front of the house. Additionally, there are two more double bedrooms that face the rear, as well as a family bathroom. Bedrooms 2 and 3 provide spectacular views of the lovely, extensive garden and the fields behind.

OUTSIDE

The property is situated away from the road, with a driveway that offers off-road parking. It features a spacious and well-established private rear garden predominantly laid to lawn, complemented by mature trees and shrubs, providing plenty of room for outdoor dining.



Leicester Road | Thurcaston | Leicestershire

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.



Total area: approx. 147.1 sq. metres (1583.0 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.

151 Leicester Road, Thurcaston

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 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.





