



Leicester Road | Thurcaston

Creightons Estate Agents are pleased to present this well presented and spacious detached residence situated in the heart of Thurcaston. The property boasts a thoughtfully designed layout, including a large front-facing living room with fireplace, a generous dining kitchen perfect for family gatherings, and an additional rear living area currently utilised as a snug, providing flexible living options. The ground floor also benefits from a practical utility space and a convenient downstairs WC.

- Detached four-bedroom family home located in the highly sought-after village of Thurcaston
- Four spacious double bedrooms on the first floor and a family bathroom
- Generous front-facing living room featuring a gas fireplace
- Well proportioned dining kitchen ideal for family meals and entertaining
- Additional versatile living space at the rear which overlooks the garden
- Ample driveway parking, offering off-road parking for several vehicles
- Rear garden primarily laid to lawn, with a patio area suitable for outdoor dining and leisure
- Available with NO UPWARD CHAIN

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 welcoming porch that leads seamlessly into the entrance hallway, providing access to the principal living areas and a convenient ground floor WC. The spacious living room, situated at the front of the home, features a charming fireplace, creating a warm and comfortable atmosphere for relaxation and entertaining.

Off the hallway is a practical utility room, currently equipped with space for a washing machine and dryer, offering functionality and additional storage. The heart of the home is the generous open-plan dining kitchen located at the rear, providing an ideal space for family meals and social gatherings. The kitchen is fitted with integrated appliances, including an oven, gas hob, and extractor fan. A service door from the kitchen grants direct access to the rear garden, facilitating outdoor dining and ease of access for outdoor activities.

Accessed from the dining room is a flexible additional living area, currently used as a snug. This inviting space overlooks the rear garden, providing a peaceful retreat for relaxation or casual entertaining. Overall, the ground floor features a thoughtfully planned layout that balances practicality with spacious, comfortable living environments.

FIRST FLOOR

The staircase ascends from the hallway to the first-floor landing, where four double bedrooms are situated. The primary bedroom, located at the rear of the property, benefits from an en-suite shower room and offers views of the garden. The second bedroom also overlooks the rear garden, while the remaining two double bedrooms face the front of the property. The family bathroom is equipped with a three-piece white suite and a heated towel rail.



OUTSIDE

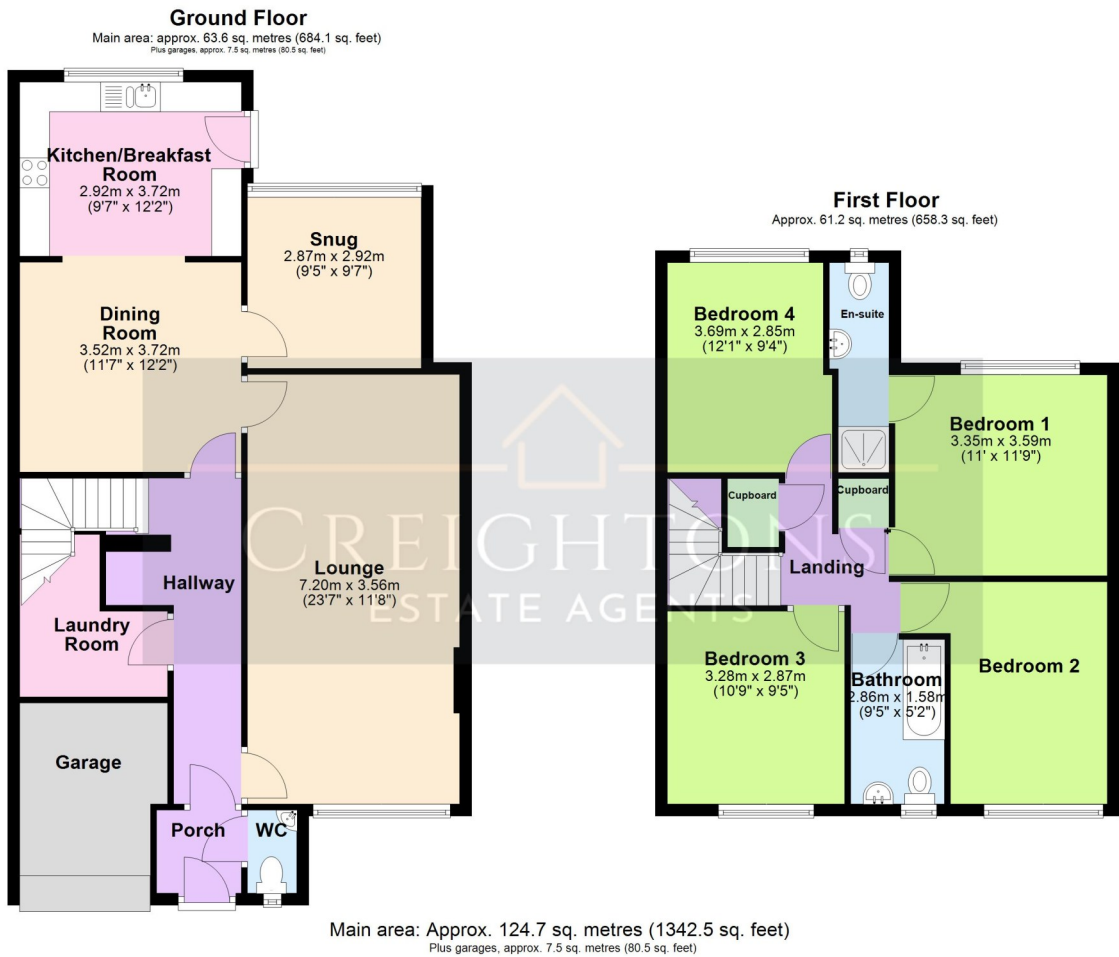
The property is set back from the road, featuring a driveway providing off-road parking. The spacious and private rear garden is predominantly laid to lawn and includes a patio area ideal for outdoor dining and entertaining.



Leicester Road | Thurcaston | Leicestershire

SERVICES

All mains services are available and connected.



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.

48 Leicester Road, Thurcaston

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	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.





