



Leicester Road | Thurcaston

Creightons Estate Agents are delighted to present to the market a beautifully maintained, extended four double-bedroom traditional family home located in the heart of Thurcaston. This property features a spacious living room that exceeds twenty-three feet, complemented by doors that open onto the rear garden. Additionally, there is a dining kitchen and an extended reception room, complete with a ground floor wet room and w.c. On the first floor, you will find four generously sized double bedrooms, with the primary bedroom boasting an ensuite shower room, alongside a refitted family bathroom. The driveway offers off-road parking for several vehicles and leads to a larger-than-average garage. The stunning landscaped rear gardens provide open views, enhancing the appeal of this exceptional home.



- Elegantly presented, extended four double-bedroom family home located in the sought-after village of Thurcaston.
- Four spacious double bedrooms on the first floor, featuring a modern family bathroom and an ensuite in the primary bedroom.
- Generous living room exceeding twenty-three feet, with doors that seamlessly open onto the rear garden.
- Dining kitchen complemented by an additional reception room and a convenient ground floor wet room/w.c.
- Ample driveway providing off-road parking for multiple vehicles, leading to a larger-than-average garage.
- Private, well-established rear garden boasting a generous lawn and various seating areas with views of open fields.
- Meticulously maintained throughout; an internal inspection is highly recommended







GROUND FLOOR

The property welcomes you through an inviting entrance hallway, featuring a convenient ground floor w.c. and a wet room. The spacious main living room boasts a charming brick fireplace and a log-burning stove, with doors that lead out to the stunning rear garden. The dining kitchen, situated at the back of the home, includes a service door for easy access to the garden. It is equipped with an integrated oven, hob, and dishwasher, along with ample space for a fridge freezer and breakfast bar with ample space for a dining table. Additionally, there is a versatile room located at the rear of the ground floor, providing flexible living options and access to the garage.

FIRST FLOOR

The staircase ascends from the hallway to the spacious first-floor landing. The primary bedroom is located overlooking the rear of the home with a generous selection of built in wardrobes and Ensuite shower room. There are three further double bedrooms and a beautifully refitted family bathroom.



OUTSIDE

The property benefits from a driveway providing off-road parking and offering access to a larger than average single garage. There is a private, established large rear garden which is mainly laid to lawn with generous, paved terrace with various seating areas with mature hedging and trees.



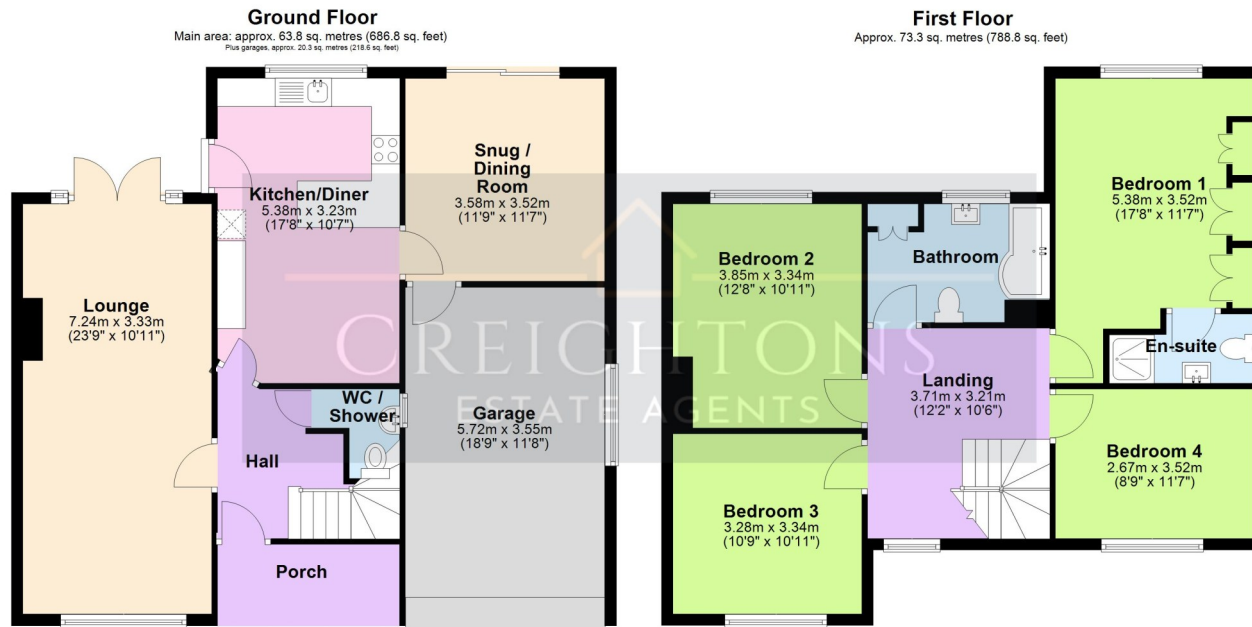
Leicester Road | Thurstaston | Leicestershire

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.



Main area: Approx. 137.1 sq. metres (1475.6 sq. feet)
Plus garages, approx. 20.3 sq. metres (218.6 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.

163 Leicester Road, Thurcaston

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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.





