



Rectory Lane | Thurstaston

Creightons Estate Agents are pleased to offer an exceptional opportunity to acquire a beautifully maintained detached family residence located in the highly sought-after village of Thurstaston. This property has never been available on the open market, making it a rare find for prospective buyers seeking a stunning family home in a desirable location. The residence boasts a well-designed layout, modern amenities, and attractive features that cater to comfortable family living.

- Beautifully presented detached bungalow offering picturesque views over open fields at the rear.
- Ideally situated near the vibrant heart of Rothley village, within walking distance to local amenities.
- Three generously sized bedrooms, with the primary featuring built-in wardrobes.
- Spacious, bright, and airy living room enhanced by a large window and doors that lead to the rear garden.
- Well-equipped breakfast kitchen complemented by a large conservatory.

LOCATION

The village of Thurstaston 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 welcomes you through an inviting entrance hallway with herringbone style wooden flooring. The spacious open plan living/dining room boasts a charming brick fireplace with coal effect gas fire and doors that open onto the rear garden from the living area. The breakfast kitchen has been modernised and is fitted with a range of units with complimentary worktops and stylish splash back tiling. There is an integrated oven with gas hob, dishwasher, fridge and useful pantry area. There is a service door to the single integral garage and side covered lobby and store area with convenient utility and w.c.

FIRST FLOOR

The staircase ascends from the hallway to the first-floor landing. The primary bedroom is located overlooking the rear of the home with a selection of built in wardrobes. There are two further bedrooms, both with built in wardrobes. The family bathroom has been refitted and comprises a free-standing bath, pedestal wash hand basin, heated towel rail and w.c with stylish tiling.

OUTSIDE

The property benefits from a generous driveway providing ample off-road parking and offering access to a 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.





Rectory Lane | Thurcaston | Leicestershire



Ground Floor
Approx. 72.6 sq. metres (781.0 sq. feet)

First Floor
Approx. 43.5 sq. metres (468.1 sq. feet)

Total area: approx. 116.0 sq. metres (1249.1 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.

60 Rectory Lane, Leicester

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 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.



