



Pulford Drive, Thurnby, Leicester, LE7 9UQ



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# Property Description

Welcome to Pulford Drive, Thurnby, Leicester - a charming location that could be the setting for your new home! This detached house boasts not one, but two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there's plenty of room for the whole family to spread out and enjoy.

Situated in a popular neighbourhood, this property provides the perfect blend of tranquillity and convenience. Imagine coming home to your own sanctuary, away from the hustle and bustle of the city, yet still within easy reach of all amenities.

One of the standout features of this property is the parking space available for up to four vehicles.

Whether you're looking for a spacious family home or a place to host gatherings with friends, this property on Pulford Drive has the potential to be the perfect fit for you. Don't miss out on the opportunity to make this house your own and create lasting memories in a wonderful location.





## Key Features

- Detached Family Home
- Four Bedrooms
- Master Bedroom with Ensuite Shower Room
- Kitchen Breakfast Room, Sitting Room and Dining Room
- Double Garage and Off Road Parking
- Sought After Location
- Gas Central Heating and UPVC Double Glazing
- EPC - D

**Offers In Excess Of  
£450,000**

## LOCATION

The popular east Leicestershire village of Thurnby lies close to the A47 with open countryside on the doorstep and has two primary schools and recreational facilities, with excellent local and more comprehensive shopping facilities available in Evington, Oadby and Leicester. Nearby centres include Market Harborough, Uppingham, Oakham and Melton Mowbray. Leicester has fast track rail links to London St Pancras International and the M1 is accessible at Junction 21/M69.

## VIEWINGS

All viewings should be arranged through Andrew Granger & Company.

The property may be approached from Leicester Uppingham Road A47 turning left at the traffic lights (Next to Coles Nurseries) into Station Road take the fourth turning on the right into Pulford Drive, proceeding towards the end of Pulford Drive where the property can be found located on the left hand side

## ACCOMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE PORCH

Via UPVC double glazed front door, tiled flooring, door to entrance hall.

#### ENTRANCE HALL

With staircase rising to the first floor, understairs cupboard, radiator, coving to ceiling, tiled flooring,

#### DOWNSTAIRS W.C

Fitted with a two piece suite comprising of low flush W.C and wash hand basin. tiled splash back and tiled flooring, extractor fan, ceiling rose.

## BREAKFAST KITCHEN

With double glazed window to the front elevation, velux window to the front elevation, inset ceiling spotlights, sink with hot water and shower taps, drainer unit with a range of wall units, base units with part granite and part wooden worktops over, display cabinets, breakfast bar, integrated fridge freezer and dishwasher, 5 ring gas hob, oven and microwave.

## DINING ROOM

With double glazed French doors to the rear elevation, double doors through to the sitting room, coving to ceiling, tiled flooring, radiator.

## SITTING ROOM

With double glazed window and double glazed door to the rear elevation, gas fire with hearth and surround, coving to ceiling, two radiators.

## FIRST FLOOR

### LANDING

Doors to bedrooms and family bathroom, radiator, airing cupboard, coving to ceiling, loft hatch with pull down ladder.

### MASTER BEDROOM

With double glazed window to the front elevation, fitted wardrobes, radiator and dado rail.

### ENSUITE

With double glazed window to the front elevation, tiled shower cubicle, low level WC, wash hand basin, extractor fan, tiled walls and flooring, radiator.

### BEDROOM TWO

With double glazed window to the front elevation, radiator.





### **BEDROOM THREE**

With double glazed window to the rear elevation, radiator.

### **BEDROOM FOUR**

With double glazed window to the rear elevation, radiator.

### **FAMILY BATHROOM**

With double glazed window to the rear elevation, bath with shower over, pedestal wash hand basin, low level WC, extractor fan, radiator.

### **OUTSIDE**

#### **DOUBLE GARAGE**

With two up and over doors to the front elevation, plumbing for washing machine and tumble drier. power and lighting, combi boiler

#### **GARDEN**

Tarmacked driveway providing off road parking leading to double garage, part lawned front garden with hedging and mature tree. Side access leads to the rear of the property with patio area and mainly laid to lawn garden.

#### **MONEY LAUNDERING**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

#### **ENERGY PERFORMANCE RATING - D**

#### **COUNCIL TAX BAND - E**

### **APPRAISALS & SURVEY**

If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on .

#### **Stamp Duty From 23rd September 2022 Normal Rate -**

Up to £250,000 - 0%

£250,001 to £925,000 - 5%

£925,001 to £1.5 million – 10%

Over £1.5 million – 12%

First Time Buyers

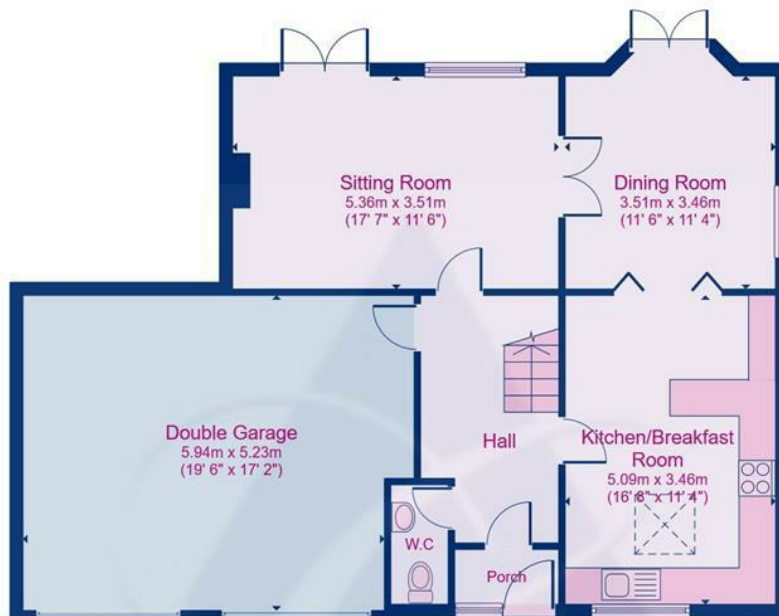
UP to £425,000 – 0%

£425,001 to £625,000 – 5%

Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:





**Ground Floor**



**First Floor**

Floor plans are for identification purposes only. All measurements are approximate.  
Created using Vision Publisher™

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority  
Harborough District Council



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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