



Main Street, Thurnby, Leicester, LE7 9PJ



Part of
**SHELDON
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Property Description

Occupying two plots including a four bedroom detached property with accommodation comprises of porch, entrance hall, hallway, utility room, kitchen, guest W.C, lounge & separate dining room, rear lobby, first floor four good size bedrooms (en-suite to master), balcony with countryside views & recently fitted family bathroom.

Outside there is a carport leading to detached double garage and charming cottage garden.

The property also features an adjoining workshop with separate title. The workshop benefits from planning permission for conversion to a two bedroom dwelling. Planning Application number: 23/01176/FUL

Situated in the heart of the highly desirable and sought after East Leicestershire village of Thurnby very close to the village school. This type of property doesn't grace the market very often so this is one not to miss out.





Key Features

- DETACHED FAMILY HOME & ADJOINING WORKSHOP
- FOUR GOOD SIZE BEDROOMS
- VILLAGE LOCATION VERY CLOSE TO VILLAGE SCHOOL
- OCCUPYING TWO PLOTS
- WORKSHOP WITH PLANNING PERMISSION TO CONVERT TO TWO BEDROOM DWELLING
- OFF ROAD PARKING AND DOUBLE GARAGE
- OPEN COUNTRYSIDE VIEWS TO REAR
- EPC - E

**Offers Over
£550,000**

LOCATION

Main Street is situated on the Thurnby/Bushby borders located approximately 5 miles east of Leicester City Centre. The village retains a good sense of community spirit and offers amenities including a Parish Church, Primary School, Co-operative Convenience Store with ample parking, popular local pub, doctors surgery, and is surrounded by some of Leicestershire's most attractive rolling countryside. Further shopping and supermarket facilities are available in Oadby and Tesco superstore at Hamilton. For the commuter Leicester has rail services to London St Pancras and the M1 is accessible at junction 21 which intersects with the M69. A bus service is also available along the A47 into Leicester.

VIEWINGS

All viewings should be arranged through Andrew Granger & Company.

ACCOMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALLWAY

Panelled Entrance door, radiator, stairs leading to first floor landing, doors to guest W.C, kitchen, utility room, dining room, lounge and rear lobby leading out to carport.

GUEST CLOAKS W.C

Fitted with a two piece suite comprising of low flush W.C and wash hand basin pedestal. Radiator, door to understairs storage cupboard.

KITCHEN

Fitted with a range of wall & base level units with complementary work surfaces, tiled splash, sink unit with drainer and swan neck mixer tap. Built in electric double oven & induction hob with extractor fan over. Plumbing for dishwasher, built in fridge and freezer, tiled floor, radiator and window to the front elevation.

UTILITY ROOM

Fitted with a range of base and wall mounted units with complementary work surfaces, tiled

splash backs, sink unit with drainer & taps, plumbing for washing machine, space for tumble dryer & freezer, wall mounted Worcester gas boiler, tiled floor and window to the front elevation.

DINING ROOM

With Upvc double glazed sliding doors leading out to the rear garden, coving to the ceiling, dado rail, radiator and Upvc double glazed window to the side elevation. Double doors through to Lounge.

LOUNGE

Upvc double glazed sliding door leading out to rear garden, feature fireplace, coving to ceiling, two radiators, double doors through to Dining room.

LOBBY

Door to side aspect giving access to open carport.

FIRST FLOOR

GALLERIED LANDING

Upvc double glazed window & door giving access to the balcony, airing cupboard, radiator, doors giving access to bedrooms and family bathroom.

BEDROOM ONE

With Upvc double glazed window & door leading out to the balcony, radiator, door to en-suite shower room.

ENSUITE SHOWER ROOM

Modern newly fitted ensuite with a three piece suite comprising of walk in shower cubicle, wash hand basin pedestal, low flush W.C, extractor fan and radiator. Complimentary tiled walls and tiled floor.

BEDROOM TWO

With window to the front elevation and radiator.

BEDROOM THREE

Window to the rear elevation and radiator.





BEDROOM FOUR

Having a built in wardrobe, radiator, window to the front elevation and access to the loft. There is a drop down ladder to the loft and the loft is boarded.

FAMILY BATHROOM

Fitted with a three piece suite comprising of bath with shower over, vanity sink unit, low flush W.C, heated towel rail, complimentary tiled walls and tiled flooring.

OUTSIDE

Outside there is a car port that runs between the main house and the workshop. There is an area to park at the front which then through double gates leads to a further parking area and the detached double garage. To the rear is a beautifully easy maintenance garden which has a raised patio area, lawned area, flower borders, gated rear access and a walled and fenced surround.

BALCONY

Balcony with fabulous rooftop far reaching countryside views.

WORKSHOP WITH PLANNING PERMISSION

The adjoining workshop benefits from planning permission for the conversion and extension of the existing building to create a two bedroom dwelling at 25 Main Street, Thurnby, Leicestershire LE7 9PJ. Harborough District Council Planning Application number: 23/01176/FUL

The property currently comprises one large space with two windows to the front elevation, a vaulted ceiling with exposed wood beams and joists, an open brick fireplace, brick floor, a window to the rear and a doorway leading to garden.

DETACHED DOUBLE GARAGE

With an up and over door to front aspect, single glazed windows to the side and rear elevations and courtyes door to side aspect leading out to

the garden. There is also a boarded loft space which is accessed via a drop down ladder.

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.

APPRAISALS & SURVEYS

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 0116 242 9933.

ENERGY PERFORMANCE RATING - E

COUNCIL TAX BAND - E





Approximate Gross Internal Area
 140.4 sq. m. (1511 sq. ft.)
 Garage At 21.1 sq. m. (227 sq. ft.)
 Workshop 34.0 sq.m. (366 sq.ft.) approx
 Balcony 19.4 sq.m. (209 sq.ft.) approx
 Carport 23.6 sq.m. (254 sq.ft.) approx
 Total 238.5 sq. m. (2567 sq. ft.) Including Balcony



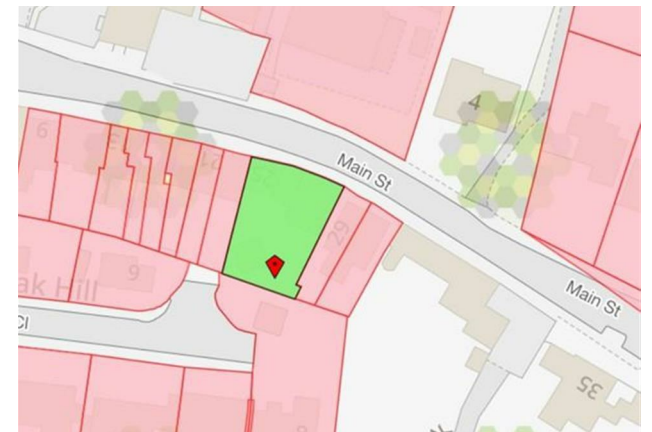
Ground Floor

Floor Area 69.8 sq.m. (751 sq.ft.) approx
 Workshop 34.0 sq.m. (366 sq.ft.) approx
 Carport 23.6 sq.m. (254 sq.ft.) approx
 Garage Floor Area 21.1 sq.m. (227 sq.ft.) approx

First Floor

Floor Area 70.6 sq.m. (760 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
 Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
 Harborough District Council

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.



To arrange a viewing please contact our Oadby office on 01162 429922



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