



Holmleigh Gardens, Thurnby, Leicester, LE7 9QH



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A beautifully presented four bed roomed detached family residence situated within the popular & sought after residential area of Thurnby. This property benefits from having Upvc double glazing & gas fired central heating. The accommodation comprises of: Entrance porch, entrance hallway, ground floor shower room, spacious lounge, fitted kitchen/diner. First Floor landing, four good size bedrooms served by family bathroom with four piece suite. Outside: Driveway to front leading to double garage & enclosed well kept gardens to rear. Viewing is highly recommended.





## Key Features

- DETACHED HOUSE
- FOUR BEDROOMS
- BEAUTIFULLY PRESENTED
- GROUND FLOOR SHOWER ROOM
  - KITCHEN/DINER
  - SPACIOUS LOUNGE
  - FOUR PIECE FAMILY BATHROOM
  - DOUBLE GARAGE
- WELL KEPT GARDENS
- POPULAR LOCATION

**£550,000**

## LOCATION

Holmleigh Gardens is positioned just off Grange Lane 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 & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Co 0116 2429922. The property may be accessed by proceeding eastbound via Uppingham Road (A47), proceeding up Thurnby Hill and turning right onto Grange Lane, left onto Holmleigh Gardens and left into the cul-de-sac where the property can be found on the right hand side.

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE PORCH

Upvc double glazed entrance door & windows, tiled floor.

#### ENTRANCE HALLWAY

Upvc double glazed entrance door, wooden flooring, radiator, stairs leading to first floor Landing, doors to Guest W.C, Lounge and Kitchen/diner.

### GROUND FLOOR SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, low flush W.C and vanity wash hand basin. Upvc double glazed window to front aspect, tiled flooring with underfloor electric heating.

### LOUNGE

17'7" x 13'1" (5.367 x 3.981)

Upvc double glazed window to front aspect, feature gas fire with wood surround and stone hearth. Coving to ceiling, radiator.

### KITCHEN/DINER

27'4" x 13'10" max (8.341 x 4.222 max)

Fitted with a range of wall and base level units with granite work surface over, sink with swan neck mixer tap, 2x "Neff" electric fan assisted built-in ovens & "Neff" five ring gas hob. Neff integrated appliances to include fridge and dishwasher. Upvc double glazed window to side and rear aspect, Upvc double glazed sliding door leading out to rear garden. Tiled flooring, spotlights to ceiling, useful built-in cupboard. 2x radiators, Upvc double glazed door giving access to double garage.

### FIRST FLOOR

#### LANDING

Upvc double glazed window to side aspect, loft hatch, doors to bedrooms, bathroom and useful storage cupboard.

#### BEDROOM ONE

13'3" x 13'1" (4.048 x 3.988)

Upvc double glazed window to front aspect, built-in wardrobes, radiator.

#### BEDROOM TWO

14'3" x 12'0" (4.350 x 3.652)

Upvc double glazed window to rear aspect, radiator, coving to ceiling.





### **BEDROOM THREE**

11'11" min x 10'4" (3.637 min x 3.152)  
Upvc double glazed window to front aspect, built-in wardrobe, coving to ceiling, radiator.

### **BEDROOM FOUR**

10'7" x 8'0" (3.230 x 2.429)  
Upvc double glazed window to rear aspect, radiator, coving to ceiling.

### **FAMILY BATHROOM**

8'8" x 6'7" (2.630 x 2.005)  
Fitted with a four piece white suite comprising of bath with shower tap, separate shower cubicle, low flush W.C, vanity wash hand basin, Upvc double glazed window to rear aspect, wooden flooring, spotlights to ceiling, tiled splashback, chrome towel radiator.

### **OUTSIDE**

To the front of the property are lawn gardens with flower border and tarmac driveway leading to double garage. To the rear of the property are well kept enclosed gardens which are mainly laid to lawn with flower borders, feature raised pond, paved patio with attractive wooden gazebo, garden shed.

### **DOUBLE GARAGE**

19'0" max x 17'2" max (5.797 max x 5.243 max)

Electrically operated roller door to front, Upvc double glazed doors to front & rear aspect, light & electric points. Loft hatch, plumbing for washing machine, space for tumble dryer, work surface and wall mounted cupboards. Useful understairs storage cupboard.

### **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 - D**

### **COUNCIL TAX BANDING - E**







**Ground Floor**



**First Floor**

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority  
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS