



Smiths
your property experts

Rectory Lane

Thurcaston

- Impressive five- bedroom detached family home
- South-facing rear gardens and an open outlook
- Grounds extending to circa 1/5th of an acre
- Village location on the edge of the Charnwood Forest
- Layout suits large or multigenerational families
- Shaker-style kitchen by Cole Roberts of Loughborough
- Private gravel-laid driveway and a garage
- Floor area of approx. 2,960 square feet (including a garage)

General Description

Smiths Property Experts offer to the market this impressive detached family home with a generous floor area of approximately 2,960 square feet (including an integral garage). The property occupies grounds extending to approximately 1/5th of an acre with south-facing rear gardens and an open outlook. The property offers an abundance of high-quality living space over two floors in this pretty village on the edge of the Charnwood Forest.







The Property

The property underwent a complete renovation and extension approximately 20 years ago. It is ideal for large or multigenerational families, as there are five double bedrooms spread across the ground and first floor, as well as two spacious four-piece bathrooms, one on each level. Upon entering the property, you are greeted by a generous entrance hall that leads to four reception rooms and a study. These include a snug, formal sitting room with hardwood flooring and a beautiful feature fireplace, a conservatory, and a spacious kitchen/diner. The kitchen has been refitted in a light-in-frame shaker style with granite work surfaces and hardwood door fronts, with the work being carried out by Cole Roberts of Loughborough. Additionally, there is a large boot room with a separate WC, and a garage with internal access, power, lighting, and timber doors to the front.

The Outside

Outside, the property is set back from the road with a private gravel-laid driveway with mature planted borders. To the rear are landscaped grounds with an open aspect behind. There is a central lawn and a large block paved terrace to the immediate rear of the main house. To the left-hand side is a path with mature borders, and there is a block under the tile detached workshop/outbuilding. The gardens are well stocked with a selection of trees, shrubs, perennials, and two raised beds.







The Location

Thurcaston is a highly regarded village that offers an ideal location for easy access to Leicester, Loughborough, and the beautiful Charnwood Forest. The village has a primary school, a church, and a public house. The schooling options, both state and private, are excellent, with the Endowed Schools in Loughborough, as well as Ratcliffe College and Leicester Grammar School all easily accessible by car. The East Midlands Airport is only a 20-minute drive away. The nearby villages of Rothley and Anstey offer a full range of amenities and services.

Property Information

EPC Rating: C.

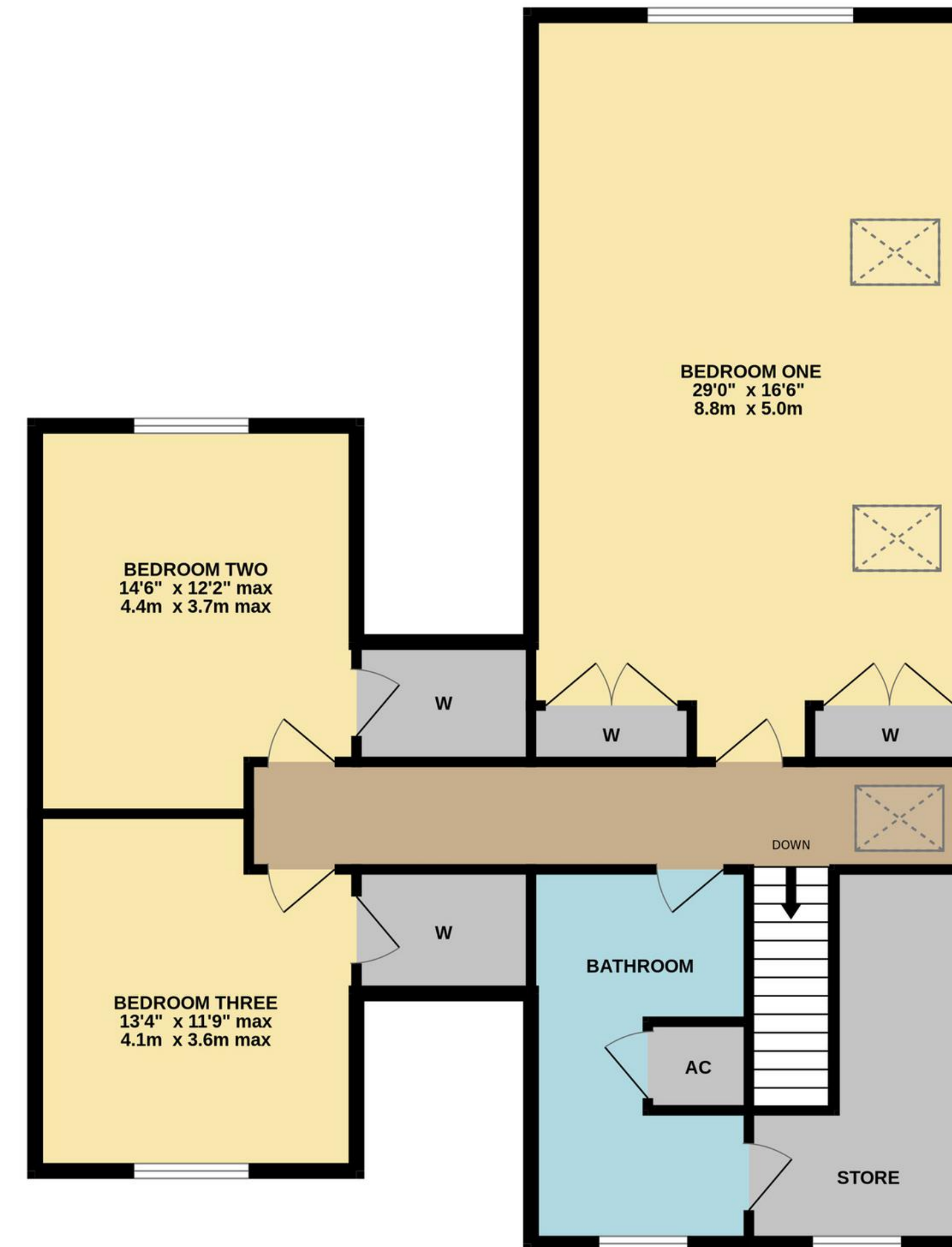
Tenure: Freehold. Council Tax Band: G.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 2960 sq.ft. (275.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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