



Smiths
your property experts



Leicester Road

Thurcaston

- Superb 'architect-designed' period family home
- Generous drive and a double garage with a secure electric roller door
- Three double bedrooms and a family bathroom
- Planning for an extension to provide five bedrooms and three bathrooms
- Beautiful period features, including parquet flooring
- Panelled sitting room with a stone fireplace and log burner
- Mature rear gardens with an open aspect across paddock land
- Insulated garden room, which is ideal for remote working

General Description

Smiths Property Experts offer to the market this superb architect-designed family home occupying a wonderful mature plot on the edge of the charming village of Thurcaston. Planning consent has been approved for the erection of a first-floor side and rear extension and a new front dormer window (planning ref P/24/2108/2) to create a five-bedroom, three-bathroom home. The property has previously been extended to offer sizeable, versatile accommodation arranged over two floors, and the scope to further develop would establish this as a truly remarkable property.

The current owners have maintained and improved the property, retaining many of its original features, including parquet flooring and stained-glass windows. The accommodation comprises four reception areas, three double bedrooms, and a family bathroom. A particular feature is the stunning outdoor space, with mature gardens, a driveway leading to a double garage, and a garden bar room ideal for home working.







The Property

The property is offered for sale in immaculate order, having been extremely well maintained by the present owners inside and out. The planning consent provides the opportunity to create a further two bedrooms, accompanied by two bathrooms, which would then offer a super-sized, five-bedroom, three-bathroom family home.

Benefits include gas central heating and UPVC double glazing. The versatile accommodation comprises a reception hallway with parquet flooring that opens into a snug/study area enjoying an aspect over the front garden. Double doors open to a formal sitting room with panelled walls, a beamed ceiling, and a stone fireplace with an inset cast iron multi-fuel burner, with French doors opening to the rear garden.

The dining room, which is currently used as a playroom, has a bay window and a window seat overlooking the rear garden. The kitchen/breakfast room is set out with clearly defined areas, the dining space having French doors opening to the rear garden and the kitchen being fitted with a range of hand-made bespoke units with ample worktop space, a sink with drainer, a built-in dishwasher and fridge, as well as space for a range-style oven. There is also space for an American style fridge freezer. The utility room has been recently upgraded with granite worktops, overhanging dryers, space and plumbing for appliances, as well as a dog washing shower. To complete the ground floor, there is a cloak/WC with a wash hand basin.



The first floor is accessed via a dog-leg staircase leading to a light and spacious landing, which in turn leads to three well-proportioned double bedrooms, each having built-in wardrobes. The main bathroom is fitted with a contemporary white suite comprising a bath with a shower over, a pedestal wash hand basin, and a low-level WC.





The Outside

The property occupies a position set back from the road, with a driveway providing ample parking space and access to the garage. The front gardens feature shaped and manicured shrubs and access to the rear garden via a gravel pathway. The rear garden offers a spacious and tranquil setting, having been well laid out with a gravelled seating area, various lawns with well-established flower and shrub borders, a flagstone patio, a covered pergola, and a garden pond complete with a resident turtle.

The garden bar is an insulated and spacious room which benefits from power and internet, ideal for working from home or as an outdoor entertaining space. The space is complete with a covered hot tub area and an outdoor kitchen area. The property also benefits from high-speed internet via Cat6 cabling.

To the rear of the garden is a large, powered shed/garden workshop and greenhouse. There is an open aspect to the rear across adjoining paddocks.

The Location

Thurcaston is a highly regarded village with 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, Ratcliffe College, and Leicester Grammar School all easily accessible by car. 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: D

Tenure: Freehold. Council Tax Band: D.

Local Authority: Charnwood Borough Council

Important Information

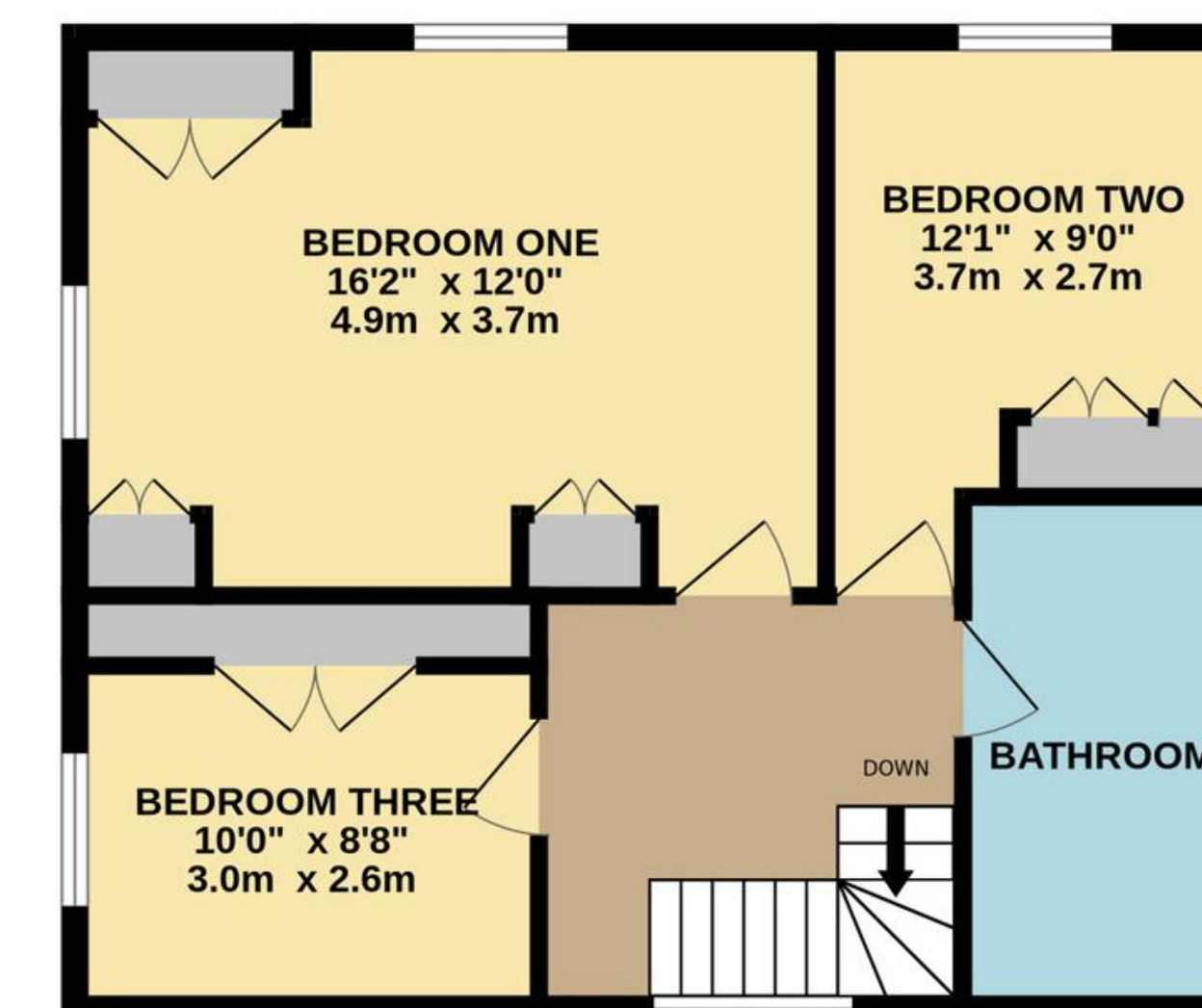
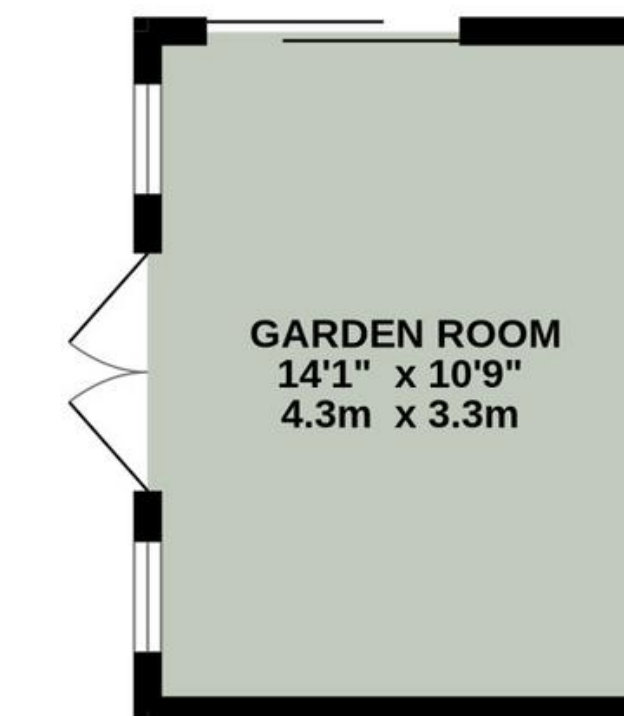
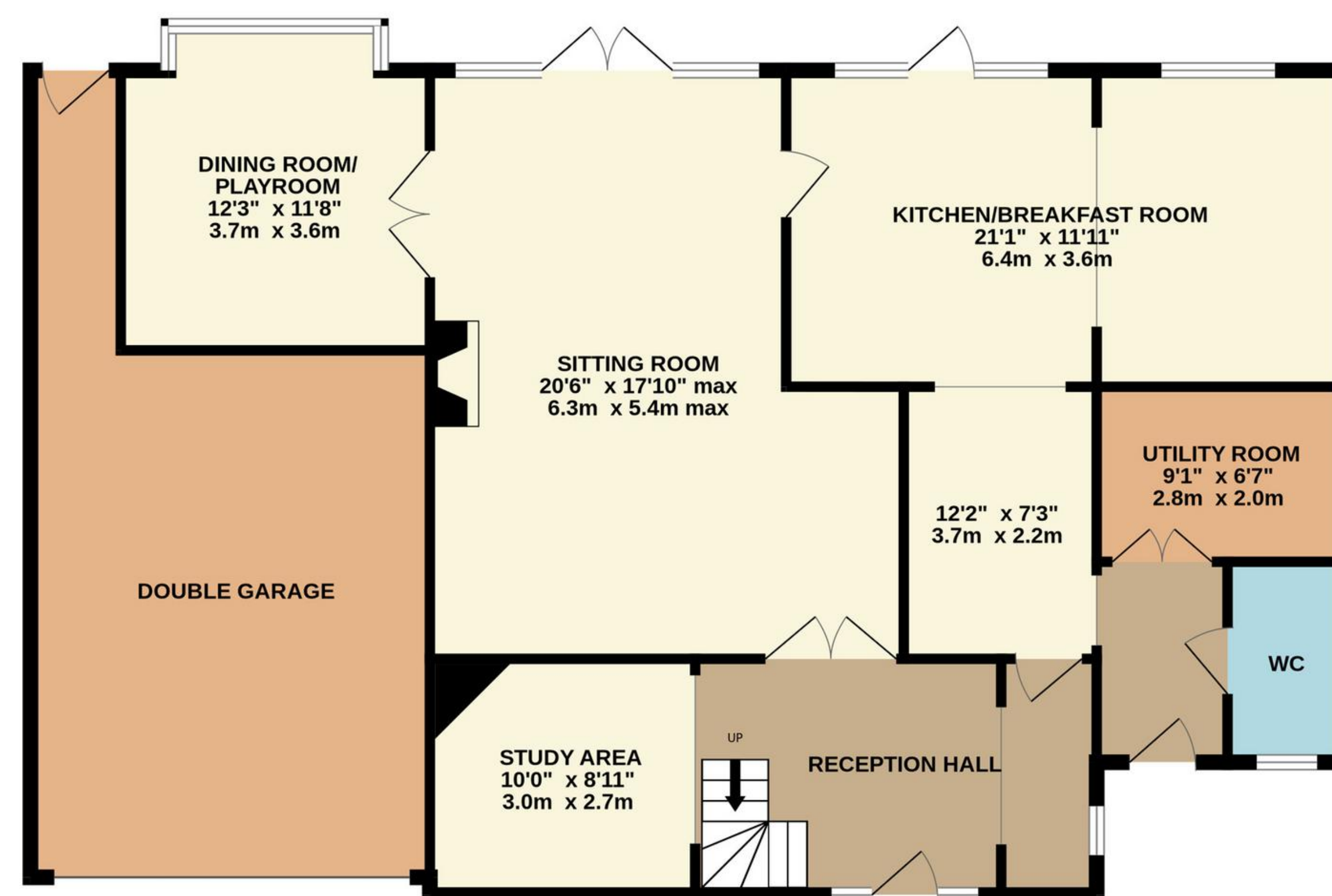
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Smiths Property Experts

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TOTAL FLOOR AREA : 2161 sq.ft. (200.8 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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