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Desford Road  
Thurlaston Leicester



# Desford Road Thurlaston Leicester LE9 7TE

for sale guide price  
**£220,000**



## Property Description

Nestled in the charming village of Thurlaston, offers a peaceful, rural setting while remaining within easy reach of modern conveniences. Thurlaston is a highly regarded Leicestershire village renowned for its friendly community spirit, attractive period properties, and open landscapes-perfect for families, professionals, and retirees seeking a relaxed village lifestyle.

Local amenities are within a short drive: nearby Fosse Shopping Park and the villages of Stoney Stanton and Sapcote provide supermarkets, independent shops, cafes, and traditional pubs. For further retail and leisure options, both Hinckley and Leicester city centre are easily accessible, offering everything from high-street brands to cultural attractions.

Transport connections are excellent. The A47 and A563 ring road lie just to the north, linking seamlessly to the M69 and M1 motorways for commuters travelling to Leicester, Coventry, Birmingham, and beyond. Regular bus services operate on Desford Road, and Narborough and Hinckley railway stations are both within striking distance, providing direct rail services to London, Birmingham, and other major cities.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Lounge

14' 4" x 15' 3" ( 4.37m x 4.65m )

With window to the front, carpet floor and wood burning fireplace.

### Kitchen

12' 6" x 9' 3" ( 3.81m x 2.82m )

Fully fitted kitchen with a range of wall and base units, lunch table area and an access to the rear aspect.

### Bedroom 1

14' 5" x 7' 3" ( 4.39m x 2.21m )

With carpet floor and window to the front.

### Bedroom 2

11' 4" x 7' 5" ( 3.45m x 2.26m )

With carpet floor and window to the rear.

### Bathroom

9' 3" x 4' 7" ( 2.82m x 1.40m )

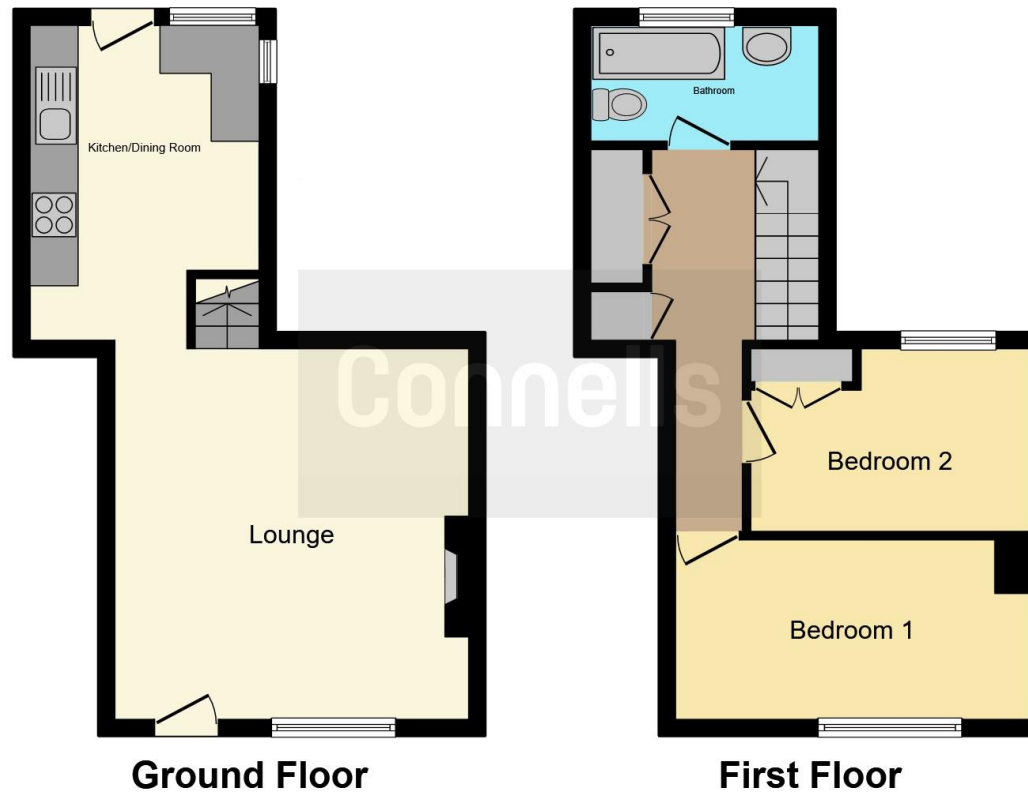
Having a bath with shower over, wash hand basin, toilet and towel radiator.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
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**EPC Rating: E**

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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