



15 Angus Close

, Thumby, LE7 9QG

**Offers Over £425,000**





At the end of a desirable cul-de-sac in sought after East Leicestershire village. This beautifully presented, individually designed 3 bedroom detached home stands on a generous plot with gardens to 4 sides and enjoys fantastic transport links.

- Three Bedrooms
- Detached Home
- Newly Fitted Kitchen
- Low Maintenance Rear Garden
- Double Garage & Off Road Parking
- New Double Glazing
- Family bathroom plus 2 en-suites
- Council Tax Band D
- EPC Rating D
- Available Broadband - standard - superfast - ultrafast . See ofcom broadband checker





## Location

Situated in a cul de sac in the ever popular village of Thurnby and being ideally located for an excellent array of amenities including local shops, schools and supermarkets. Also having good transport links with the ring road a short distance away which offers direct access to Leicester's motorway connections.

## Introduction

Individually designed detached family home in cul-de-sac location in the desirable East Leicestershire village of Thurnby. Benefiting from Gas central heating and uPVC double glazing and briefly comprising: an entrance hall, lounge, open plan kitchen diner, bedroom 3/family room, bathroom, garden room with utility area and double garage. The first floor has bedroom 1 with a large dressing room and en-suite shower room, and bedroom 2 also having an en-suite shower room.

## Lounge

UPVC double glazed window to side aspect. Access to the conservatory. Electric fire, tv point & radiator.

## Open Kitchen/Diner

Range of matching base level and eye level units in light grey. Stainless steel sink with drainer unit. Electric hob with extractor fan over and microwave space under. Splashback tiles around the rest of the kitchen surrounding units and surfaces. Space for fridge freezer and an integrated dishwasher. UPVC double glazed window to the front aspect and a window to the rear aspect with access to the rear conservatory.

## Garden Room

Garden room at the rear of the property allowing access in to the garden and garage on the side. Plumbing for washing machine and tumble dryer.

## Bathroom

Fully fitted three piece bathroom suite comprising of; bath with shower over, toilet, & sink with vanity unit under. There is a UPVC double glazed frosted window overlooking the side aspect, a storage cupboard where the water tank sits. Radiator.

## Family Room / Bedroom Three

Window to rear aspect. Storage cupboards and radiator.

## Bedroom One with En-suite

UPVC double glazed windows to side and rear aspects. Integrated wardrobes and access to loft eaves, large dressing area fully fitted three piece en suite and a radiator.

## Bedroom Two with En Suite

UPVC double glazed window to side & rear aspect. Integrated wardrobes and a two piece en-suite comprising of toilet and pedestal sink.

## Garage

Double garage with an electric door allowing space for plenty of storage or a vehicle. Electric supply and utility space to the rear.

## Utility Space

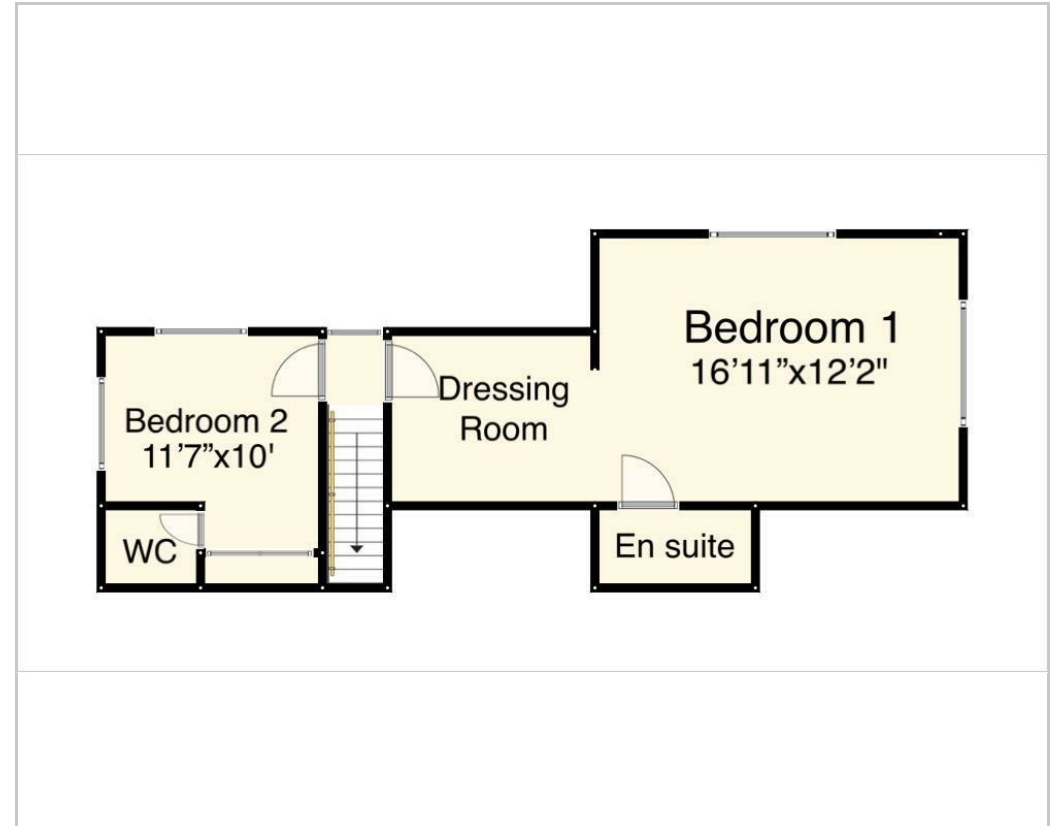
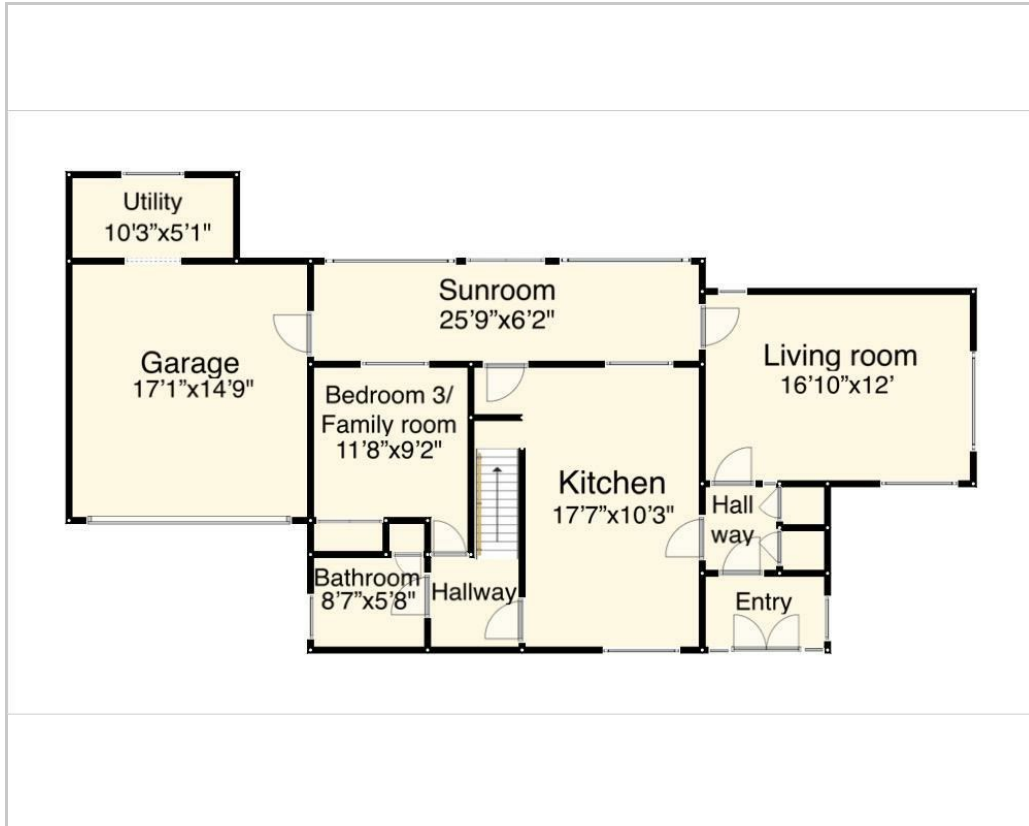
Combination of base level and some eye level units for storage. Stainless steel sink with drainer unit.

## Outside Rear

Low maintenance being block paved and benefits of plenty of privacy with surrounding mature trees. To the side of the property there is a pebbled stoned area for seating and providing access to the front via a gate. A newly built storage shed is situated in the far left corner.



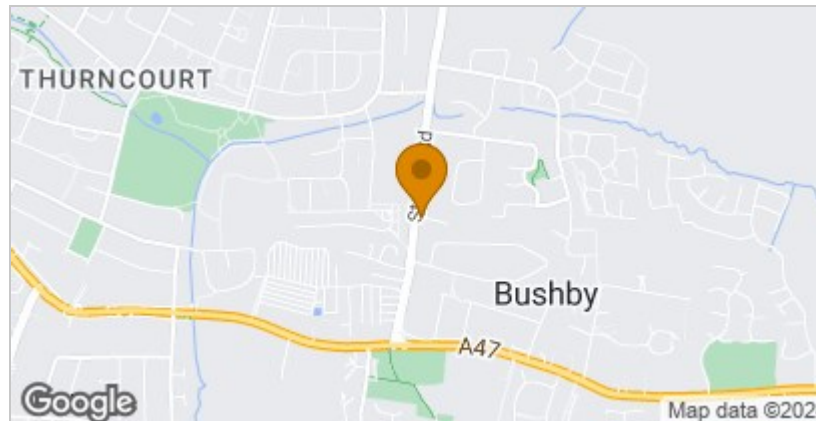
## Floor Plans



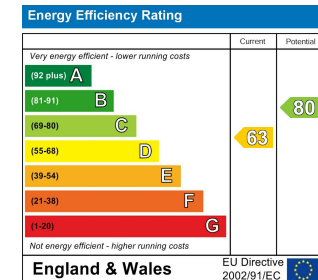
## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



**Aston & Co**  
ESTATE & LETTING AGENTS

Aston & Co Estate Agents 67 Long Street, Wigston,  
Leicestershire, LE18 2AJ

Tel: 0116 2883872 Email:

info@astonandco.co.uk <https://astonandco.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.