

Hollies Way, Thurnby

Offers Over £550,000

Are you looking to reside in Thurnby? Look no further as this lovely family home features THREE RECEPTION ROOMS and FOUR BEDROOMS. Parking is available via a driveway to the front and a double garage.





Entrance Porch

With double glazed windows to the front and side elevations, double glazed door to the front elevation, door to garage, laminate floor, radiator, double doors leading to entrance hall.

Entrance Hall

With stairs to first floor, under stairs storage cupboard, radiator.

Ground Floor WC

6' 9" x 2' 10" (2.06m x 0.86m)

With tiled walls, tiled floor, low-level WC, wash hand basin.

Lounge

17' 11" x 16' 4" (5.46m x 4.98m)

With double glazed window to the front elevation, gas fire with inset, surround and hearth, two radiators, folding doors leading to dining room.



Dining Room

18' 9" x 22' 5" (5.72m x 6.82m)

With double glazed French doors to the rear elevation, double glazed window to the side elevation, radiator.

Fitted Breakfast Kitchen

17' 3" x 10' 0" (5.26m x 3.05m)

With double glazed windows to the rear elevation, click vinyl floor, wall and base units with work surfaces over, part tiled walls, double sink, integrated double oven and grill, hob with extractor hood over, plumbing for dishwasher, radiator.



Utility Room

10' 11" x 6' 7" (3.33m x 2.01m)

With double glazed window to the rear elevation, click vinyl floor, part tiled walls, wall and base units, one and a half bowl sink and drainer, plumbing for washing machine and tumble dryer.

Reception Room/Further Lounge

20' 6" x 15' 9" (6.25m x 4.80m)

With double glazed roof window, double glazed French doors and windows to the rear elevation, door to the rear garden, tiled floor, two radiators.

First Floor Landing

With double glazed window to the side elevation, storage cupboards, loft access.

Bedroom One

13' 3" x 12' 3" (4.04m x 3.73m)

With double glazed window to the front elevation, fitted wardrobe, radiator.

En-Suite

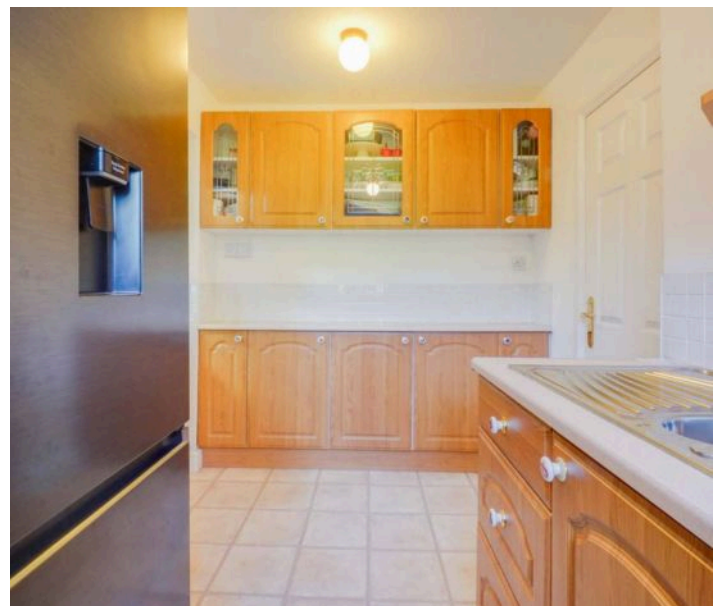
6' 5" x 4' 2" (1.96m x 1.27m)

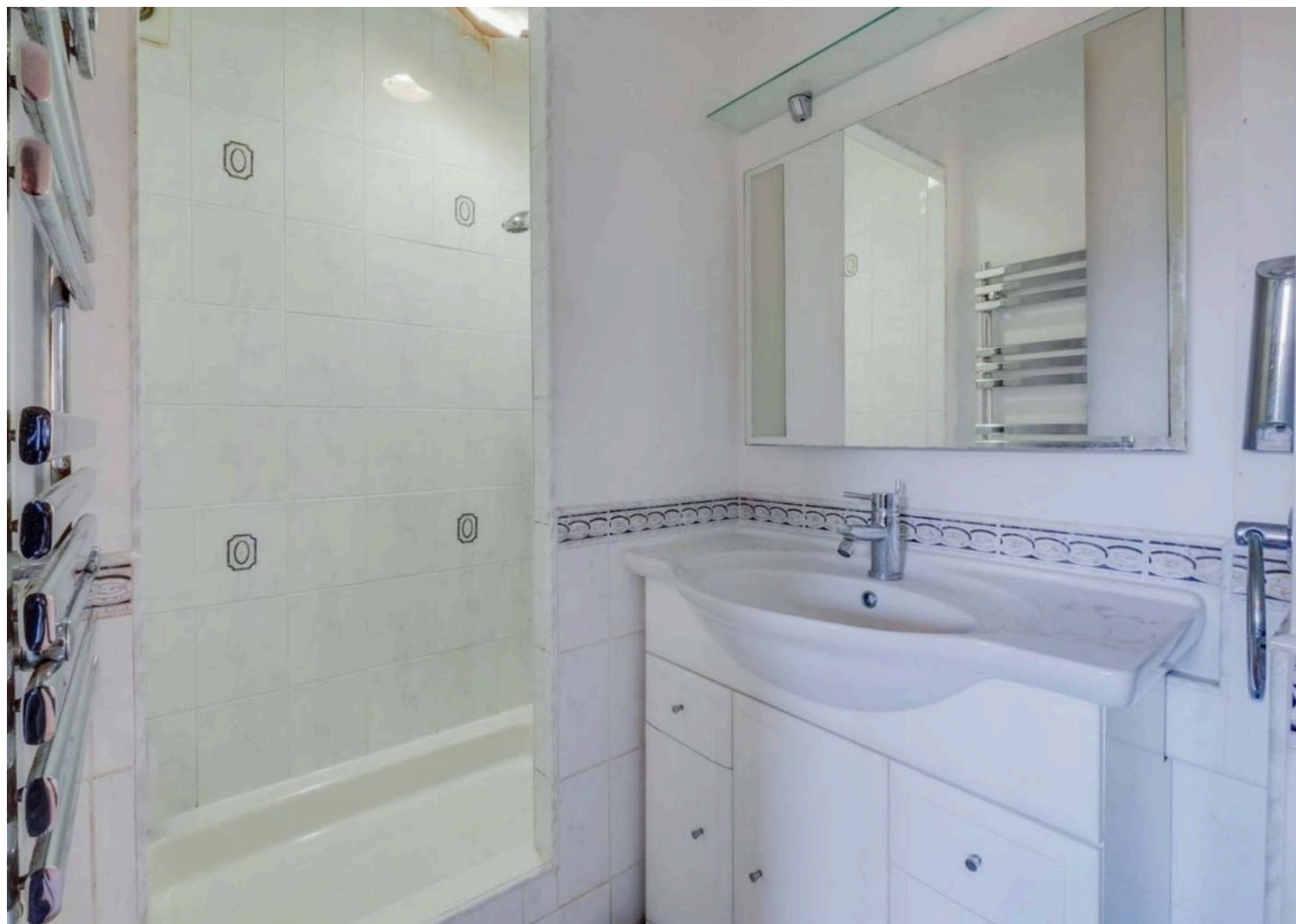
With laminate floor, walk-in shower cubicle, wash hand basin, part tiled walls, ladder style towel rail.

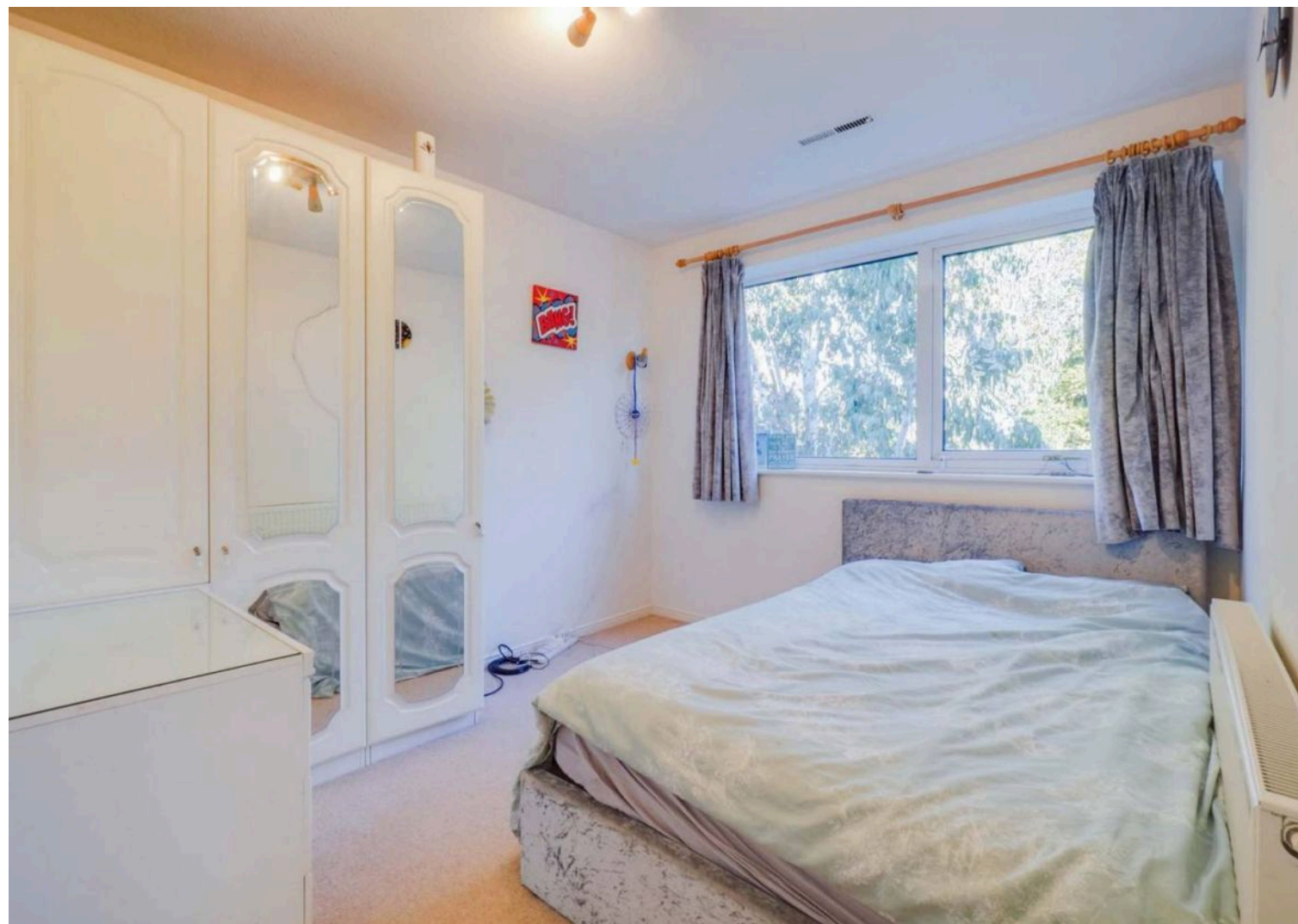
Bedroom Two

13' 4" x 11' 6" (4.06m x 3.51m)

With double glazed window to the front elevation, fitted wardrobes, radiator.









Bedroom Three

8' 11" x 9' 10" (2.72m x 3.00m)

With double glazed window to the rear elevation, fitted wardrobes, fitted drawers, radiator.

Bedroom Four

8' 3" x 7' 10" (2.51m x 2.39m)

With double glazed window to the rear elevation, radiator.

Bathroom

8' 6" x 6' 0" (2.59m x 1.83m)

With double glazed windows to the side and rear elevations, corner bat, shower cubicle, low-level WC, wash hand basin, vinyl floor, tiled walls, radiator, ladder style towel rail.

Front Garden

With lawn area and hedges.

Rear Garden

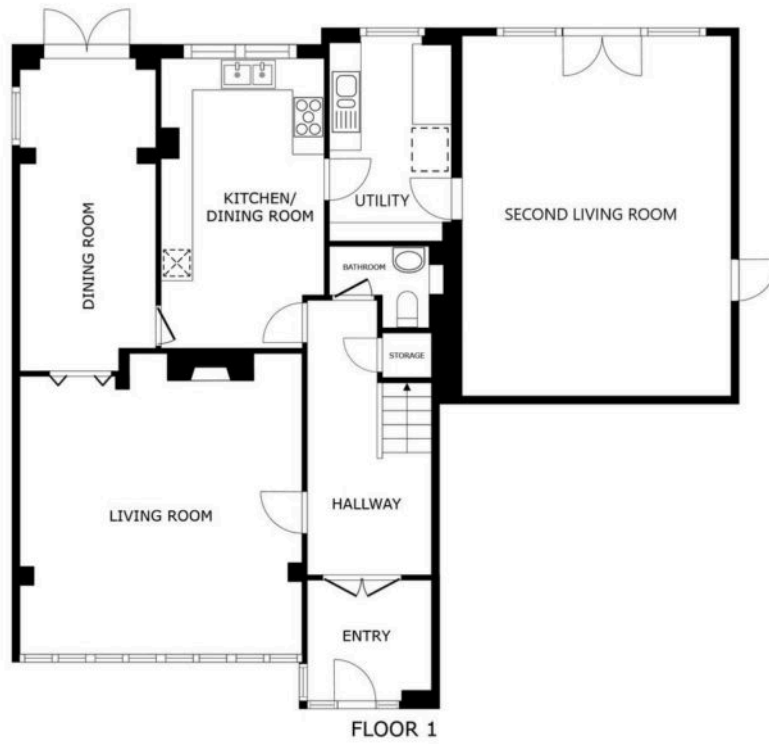
With lawn, hedges, flowerbeds and shrubs, paved patio areas, greenhouse, summerhouse, gate to side access.

Driveway

Providing off road parking for three vehicles.

Garage

Measuring 16'5" x 18'8".



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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The property is well located for local schooling, which feeds into highly regarded Oadby schooling. There are a range of amenities within easy reach in either Scraftoft village itself or Evington and Oadby Town Centres. Further amenities are available in nearby Scraftoft or Uppingham Road where regular bus links run to and from Leicester City Centre with its professional quarters and train station. Scraftoft golf course and Leicestershire's rolling countryside are also within reach.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

We'll keep you moving...



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