JAMES SELLICKS

101 Pulford Drive

THURNBY, LEICESTERSHIRE, LE7 9UQ

Offers Over: £625,000

A rare opportunity to acquire a generously sized and beautifully presented three-bedroom bungalow, set within the highly sought-after location of Thurnby.

The property was built by Messrs Jelson for a prominent businessman and so benefits from higher ceiling heights than usual, high-quality electrics and plumbing plus numerous extras and is maintained to an excellent standard.

Properties of this scale in a residential area are seldom available, making this an exceptional home for buyers seeking both space and convenience.

Entrance hall • dining room • sitting room • conservatory • kitchen • utility room • master bedroom • dressing area • en-suite • two further bedrooms • family bathroom • separate WC • driveway • garage with loft above • lawned rear garden • three sheds • small courtyard • EPC - D

Accommodation

The accommodation begins with double doors into a spacious entrance hall with ample storage, including an airing cupboard. An impressive dining room with a large picture window overlooks the garden, while glazed double doors lead into the living room, with a gas fire set into a charming Inglenook-style surround, dual windows and sliding doors leading into a bright conservatory overlooking the gardens.

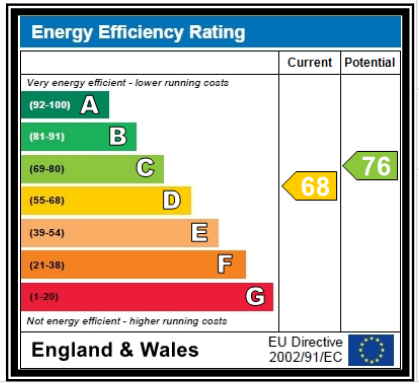
The kitchen is fitted with a comprehensive range of cream units complemented by tiled flooring, black laminate worktops, and quality integrated Neff appliances including a double oven, induction hob, extractor, and dishwasher. A rear bay window floods the space with light, while a separate utility room offers further storage, sink, appliance space, and access to a courtyard area.

The master bedroom is exceptionally spacious and has a fitted dressing area, wardrobes and an en-suite shower room with tiled walls and floor. There are two further double bedrooms with extensive bedroom furniture, while the family bathroom offers a Jacuzzi bath, separate shower, vanity sink and WC. An additional cloakroom completes the layout.

Outside

The property is approached via a polished block-paved driveway with capacity for up to ten vehicles, leading to a double garage with electric doors, power, lighting, and loft storage. The south-facing rear garden is beautifully landscaped, with manicured lawns, patio areas, and three useful sheds, enclosed by a mix of walling and recently replaced fencing.

Tenure: Freehold
Local Authority: Harborough District Council, Tax Band: F
Listed Status: None. Conservation Area: None.
Services: Offered to the market with all mains services and gas-fired central heating.
Broadband delivered to the property: ADSL, speed unknown.
Construction: Believed to be Standard.
Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.
Flooding issues in the last 5 years: None our Clients are Aware of.
Accessibility: 1 step to front. Grab rail at back door.
Planning : The conservatory to the rear – letter of confirmation from Harborough District Council 02/09/2005 not required. Planning No. 05/00990/EXEMPT. 24/06/25.



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Approximate total area(1)

175 m²

1884 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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