5 Main Street

THURNBY, LEICESTERSHIRE, LE7 9PJ

Offers Over: £260,000

James Sellicks

A charming Grade II Listed 19th Century cottage, beautifully constructed in striking red brick with sections of exposed stone beneath a traditional Swithland slate roof.

Now in need of some modernisation, the house is rich in character and period appeal, and offers accommodation including a welcoming sitting room, spacious dining kitchen, generous bedroom, dressing room and large bathroom. The property benefits from off-road parking via a private driveway and an extensive garden, all enjoying a delightful setting with views towards St Luke's Church.

Sitting room • dining kitchen • bedroom • dressing room • bathroom • driveway • garden • brick built shed • EPC - exempt

Location

Thurnby is an extremely popular village lying to the east of the city, located on the edge of the some of the County's finest rolling countryside and offering amenities catering for most day-to-day needs. Popular schooling in both the state and private sectors is available, with many local residents choosing schooling at Leicester Grammar and The Stoneygate School in Great Glen, primary schooling at Fernvale and St Lukes and secondary schooling at Gartree High and Beauchamp College in Oadby.

Accommodation

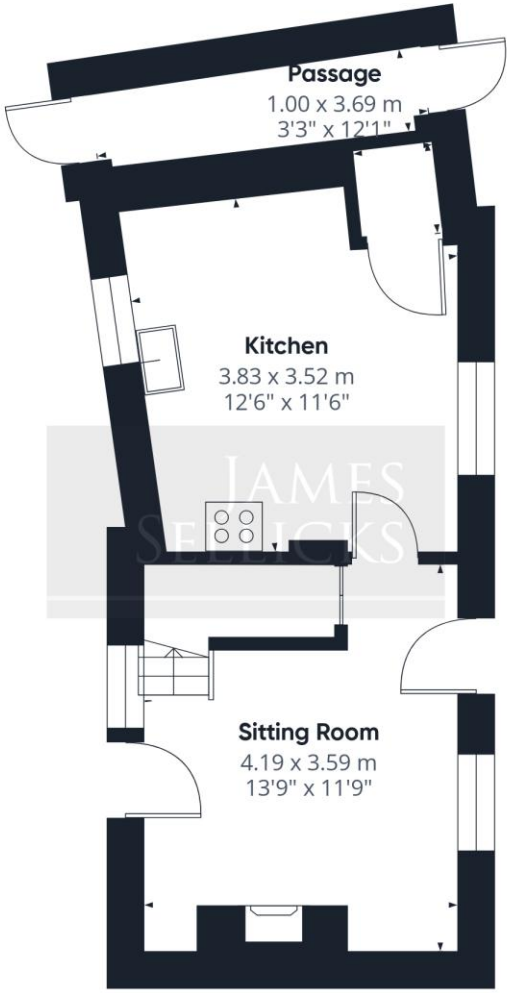
The property is entered via a charming dual aspect sitting room with a door and window to both front and rear elevations, quarry tiled flooring, ceiling beams, a bult-in corner dresser and an open fireplace with wooden surround; stairs rise from here to the first floor. The dining kitchen has a continuation of the quarry tiled flooring and ceiling beams, along with exposed feature stonework, windows to the front and rear and a range of base level units, a sink, wall mounted boiler, ample white appliance space, and a useful pantry cupboard.

To the first floor, a small landing provides access to the generous bedroom, with a window to the front, a dressing room off and a very large bathroom with a front window providing a three piece suite comprising a panelled bath with shower over, pedestal wash hand basin and WC.

Outside

The property benefits from a gated driveway providing off street car standing, a paved patio area, a brick built shed and an archway leading to a walled garden with a variety of trees, plants and shrubs. A passageway also runs from the front to the rear of the cottage.

Tenure: Freehold.
Listed Status: Grade II. List Entry Number: 1188502
Conservation Area: Thurnby & Bushby.
Local Authority: Harborough District Council, Tax Band: C
Services: Offered to the market with all mains services and gas.-fired central heating.
Broadband delivered to the property: 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.
Planning issues: None our Clients are aware of.
Accessibility: No specific accessibility modifications made.



Floor 1 Building 1

Floor 2 Building 1

Floor 1 Building 2

JAMES SELLICKS

Approximate total area(1)

68.5 m²

738 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.

GIRAFFE360

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Measures and Other Information
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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