Pear Trees

Back Lane | | Thrussington | LE7 4TD

Offers over £500,000

RICHARD HARRISON
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Occupying a tucked away position within this picturesque and highly sought after village, this attractive and deceptively spacious 'barn conversion' style property is lavishly well appointed with an upgraded interior offering flexible living. The impressive bespoke kitchen opens up into a lovely living/dining area, perfect for everyday living and entertaining. There is a large lounge with feature multi-fuel burner, study, ground floor w/c and utility room. The first floor offers three good sized bedrooms, with principal en-suite bathroom and a separate shower room. Outside, the property is adjoined to the neighbouring property by a canopy roofline, giving a sheltered approach to the front door. The rear of the property is well planted with lawn and recently laid patio, driveway and double garage.

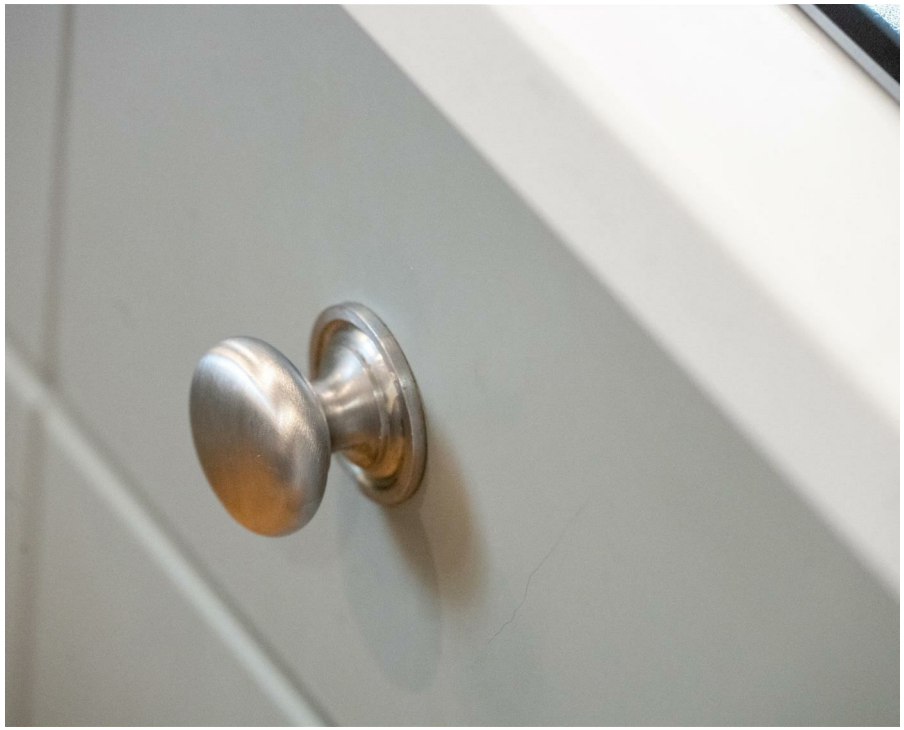
Unique Character Home	'Barn Conversion' Style Property
Lavishly Well Appointed Throughout	Bespoke High Quality Kitchen
Open Plan Living/Dining Kitchen	Study, Utility & W/c
Large Lounge With Log Burner	3 Bedrooms & 2 Bathrooms
Double Garage & Driveway	Enclosed Rear Garden

Entrance Hall
An impressive and spacious entrance hall with staircase and Herringbone timber effect Amtico flooring, which leads to-

W/c
A two piece suite comprising ceramic W/c and wash hand basin as well as ample space for a cloakroom. There is also a window to the side.

Living/Dining Kitchen
Fitted with a bespoke contemporary range of modern wall and base mounted shaker style units, finished in pastel blue as well as stunning Quartz worktops. There is a large island at the centre of the kitchen with a breakfast bar and integrated slide and hide double Neff oven, combination microwave and grill, there is also an integrated Neff dishwasher, five ring induction hob with extractor fan and an integrated AEG fridge/freezer. The classic Herringbone Amtico flooring is continued into the living/dining room where solid Oak bi-fold doors lead out to the rear patio and garden, making this entire space a wonderful place to entertain.

'Tucked Away Village Position'



Utility
Fitted with a range of wall and base mounted units and tiled splashbacks to the walls and Herringbone timber effect Amtico flooring. There is space for a washing machine and fridge/freezer as well as a door to the rear.

Lounge
A larger than average room, with a feature multi-fuel burner, ample space for furniture and with double doors from the hallway. There are sliding patio doors to the rear giving direct access out to the garden.

Study
A useful room as a study/home office or snug, with a window to the front.

First Floor Landing
Ascending from the feature staircase, it gives access to-

Bedroom 1
A well lit and spacious room with gable to the front elevation as well as Velux roof light. There are also recently fitted Hammonds wardrobes with sliding doors.

En-Suite
Fitted with a three piece white suite comprising bath with central mixer tap, wash hand basin with vanity unit and W/c with roof light.

Bedroom 2
A good sized double bedroom with porthole window to the rear, Velux window to the side which provides views of the church, and fitted wardrobes.

Bedroom 3
A single bedroom with Velux window to the rear.

Shower Room
Having been refitted with a large walk-in shower cubicle with flush threshold and wall mounted controls. There is a wash hand basin set within a vanity unit with storage and WC, wood effect cushioned flooring, Velux window to the rear with integrated blind and towel heater.

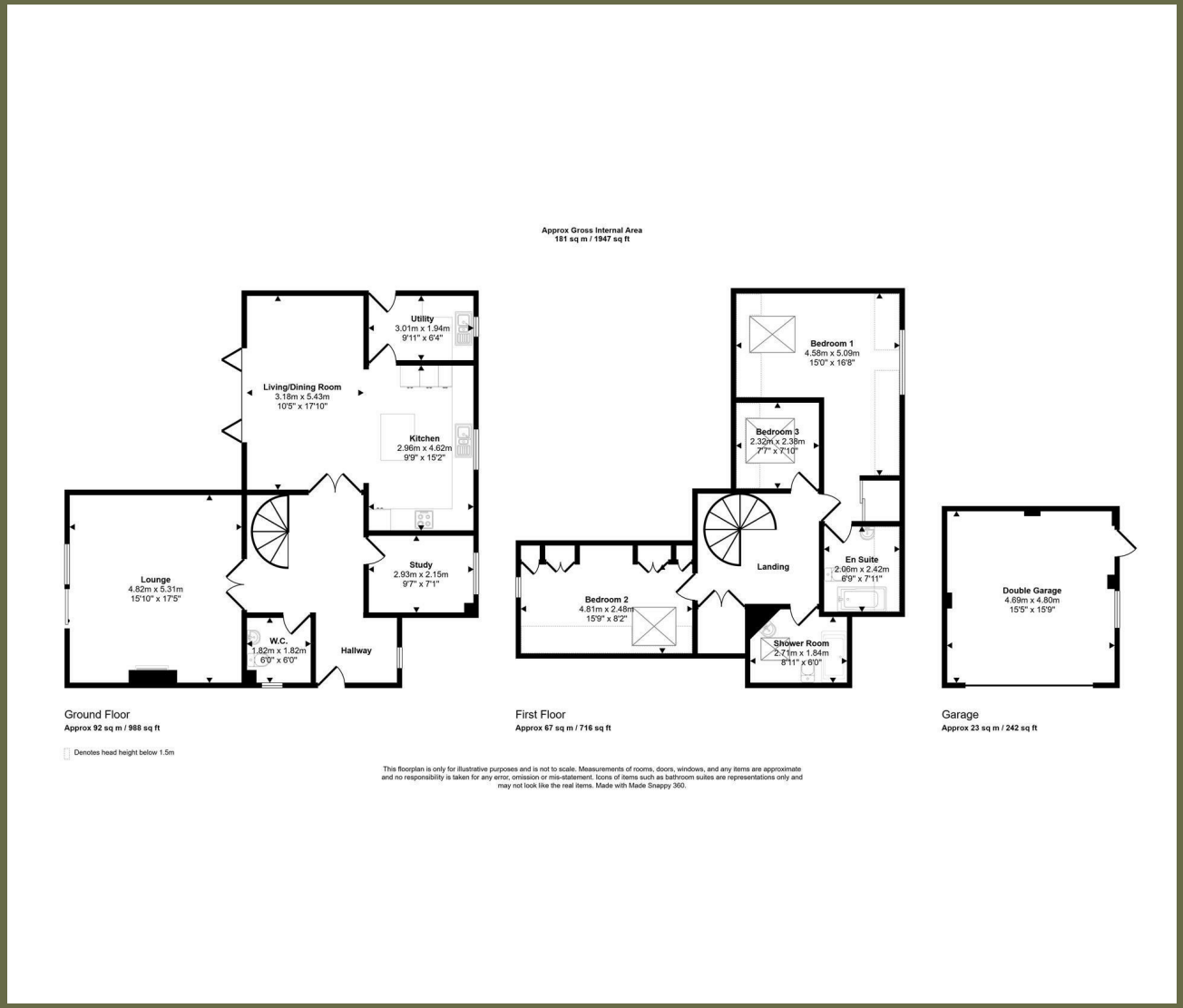
Outside
A beautifully presented South facing garden with ample space for outdoor seating and entertaining on a recently installed patio, as well as providing direct access into the kitchen through the Oak bi-folding doors. Lawned with low level planting surrounding and stepping stone pathway to the detached garage, further gated side access to the block paved driveway. Accessed via an up and over door to the front elevation with a glazed window to the side and door to access the garden.

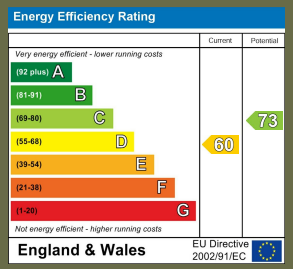
The Area
A highly sought after and well regarded village containing a number of attractive character properties. There is a primary school, active local community from the village hall, deli café and The Star Public House/restaurant. The village is conveniently located for access to Leicester Loughborough and Melton Mowbray with the A46 a short distance away. Combining a traditional village setting with practical amenities, Thrussington provides a desirable residential location Ideal for families and those seeking an 'escape to the country' whilst still maintaining easy access to facilities.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

'A Unique & Well Presented Home'





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