



Sinclair

180 Leicester Road, Thurgaston, Leicestershire, LE7 7JJ

Offers Over £950,000

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

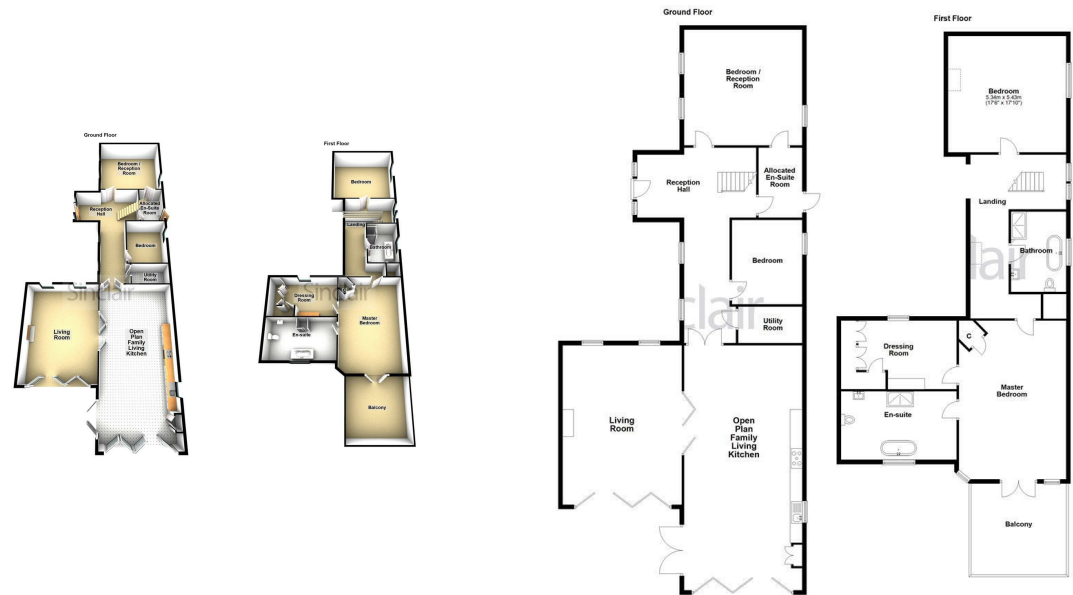
- Fantastic Private Location
- Feature Master Bed With Balcony
- Feature Reception Hall
- Council Tax Band\*: New Build
- 37ft Long Living Family Kitchen
- Further Planning Approved
- Approx. 0.97 Acres
- Price: £950,000

## Overview

Occupying a stunning location in the sought after village of Thurcaston and sitting in approximately 0.97 acres of private grounds, this new build residence, although requiring some completion works has the potential for further extension (planning approved) and will result in a stunning and unique family home.

Internally the accommodation comprises a feature reception hall, open plan 37ft long family living/dining kitchen, a separate living room, utility room, two downstairs bedrooms with space allocated for potential en suite. On the first floor a landing gives way to a further bedroom, family bathroom and feature master suite with balcony, dressing room and en suite bathroom.

Outside the property is accessed via a private drive, the remaining gardens leading to the brook, a further courtyard garden providing further parking and the additional space for further extension if required.



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## Detailed Accommodation

### DETAILED ACCOMMODATION

Entrance door through to the impressive entrance hall, the entrance hall has a central staircase and mezzanine open level with floor to ceiling window giving plenty of natural light to the space. The reception hall opens to a further inner hallway with uPVC double glazed window overlooking the court yard and oak doors accessing the open plan family living dining kitchen with main living room off, utility room, a downstairs bedroom, the allocated downstairs shower room or potential en suite connecting to a further downstairs bedroom.

### OPEN PLAN FAMILY LIVING KITCHEN

37'2 x 17'9 (11.33m x 5.41m)

An impressive and well proportioned room with ample space to accommodate dining and sitting areas, the fitted kitchen has a one and half bowl single drainer sink unit with swan neck mixer tap over, cupboards under, there's a range of fitted units to the wall and base, space for a Range Oven, integrated fridge and freezer. Double glazed bi fold doors with views and access over the main garden, radiator, further double doors accessing the garden, a benched breakfast seating area and bi fold internal doors accessing the main living room

### MAIN LIVING ROOM

24' x 17'2 (7.32m x 5.23m )

There is a central fireplace with hearth surmounted by wood burning stove and brick surround, bi fold doors overlooking and accessing the front and gardens, two further uPVC double glazed windows and two contemporary style radiators.

### UTILITY ROOM

9'11'x 5'6 (3.02m'x 1.68m )

Wall mounted Baxi gas fed boiler, plumbing for a washing machine and space for further appliances.

### BEDROOM FOUR

12' 8 x 11' 8 (3.66m 2.44m x 3.35m 2.44m )

uPVC double glazed window.

### BEDROOM TWO

17'8" x 17'6" (5.38m x 5.33m)

uPVC double glazed windows to two elevations, contemporary styled radiator and access to a room allocated to a downstairs shower room/en suite. This room could lend itself to a number of uses if required and provides potential access for the further approved plans for the property if required.

### FIRST FLOOR

On the first floor the landing has glass balustrades and feature windows to two elevations offering natural light to the space. The landing itself gives way to the master suite, bedroom three and family bathroom.

### BEDROOM THREE

17'7" x 11' (measured to a height of 4' & restrict (5.36m x 3.35m (measured to a height of 1.22m & res)

uPVC double glazed bay window and Velux sky light window, contemporary style radiator.

### FAMILY BATHROOM

10'2" x 18'6" (maximum measurements) (3.10m x 5.64m (maximum measurements) )

The family bathroom has a free standing roll top and claw foot bath, a double width shower cubicle with shelving, low flush WC and vanity unit surmounted by a wash hand basin with storage under, heated towel rail.

### THE MASTER SUITE

23'8" x 17'11" (7.21m x 5.46m)

The master suite is a particular feature of sale being generously proportioned and having double French doors opening to a balcony area which enjoys views over the gardens and fields beyond. Further uPVC double glazed dormer window, radiator, storage cupboard and oak doors accessing the dressing room and en suite bathroom.

### DRESSING ROOM

15'3" x 10'6" (front of wardrobe/cupboards) (4.65m x 3.20m (front of wardrobe/cupboards) )

Double glazed skylight window, a range of furniture including wardrobe/cupboards, dressing table and drawers.

### EN SUITE BATHROOM

The en suite bathroom is well proportioned with a raised platform with LED lighting surmounted by a claw foot and roll top bath, double width shower cubicle, thermostatic shower, low flush WC, vanity unit surmounted by a wash hand basin with storage under, heated towel rail, uPVC double glazed window enjoying views over the garden and fields beyond.

### OUTSIDE

The property has gated access from Leicester Road leading via a winding driveway. The property enjoys generously proportioned and private gardens with fields to the boundaries. There is further access to the side of the property leading to a court yard garden area which could accommodate further parking if required. There is allocated for an additional extension to the existing property, the plans which have been passed.

Should be noted by prospective purchasers that the final building regulation approval is yet to be passed prior to exchange and completion. Prospective purchasers should make enquiries with financial advisor to mitigate any potential mortgage borrowing complications.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>88</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and

## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

## Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## Referral Fee Disclosure

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**Tenure** - We are advised by the vendor(s) that the premises are Freehold

# Sinclair

## Thinking of Selling?

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