



73 Nursery Road, Leicester
£350,000

 ANDREW
GRANGER & CO



73 Nursery Road

Leicester, Leicester

Extended four-bedroom family home on Nursery Road, Thurnby Lodge. Spacious, flexible layout, no upward chain, front and rear gardens, ideal for families, close to schools and amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Upward Chain
- Spacious detached home with over 1660sqft of accommodation
- Off road parking and garage
- 4 substantial bedrooms
- Family bathroom and additional shower room
- Popular location close to schools and amenities





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Occupying a generous plot on the ever-popular Nursery Road in Thurnby Lodge, this substantially extended four-bedroom family home offers spacious and versatile accommodation extending to approximately 1,661 sq. ft. and is offered to the market with **no upward chain**, making it an ideal purchase for families and buyers looking for a straightforward move.

The property is arranged over two floors and provides an excellent balance of living and bedroom space. The ground floor comprises a welcoming entrance hallway, a superbly sized living room ideal for entertaining and family gatherings, a separate dining room, fitted kitchen, useful utility area, study/home office and a convenient downstairs WC. The layout offers excellent flexibility for modern family living, particularly for those working from home or requiring additional reception space.

To the first floor are four well-proportioned bedrooms, including three generous doubles and a further single bedroom ideal as a nursery, dressing room or office. The accommodation is complemented by a family bathroom, separate shower room and additional WC, perfectly suited to busy family life.





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Externally, the property enjoys front and rear gardens with excellent potential for outdoor entertaining, family use or further landscaping, subject to requirements.

Nursery Road is situated within the established and well-connected Thurnby Lodge area of Leicester, offering a strong sense of community alongside excellent everyday amenities. The area benefits from a range of local shops, supermarkets, schools and leisure facilities, with regular bus services providing convenient access into Leicester city centre and surrounding areas. Thurnby Lodge is also well placed for access to nearby Humberstone, Scraptoft and Evington, while Uppingham Road and the A563 ring road offer excellent transport links for commuters. Families are particularly attracted to the area due to the nearby schooling options and abundance of green spaces and recreational facilities.

Early viewing is highly recommended to appreciate the size, flexibility and potential this spacious family home has to offer.

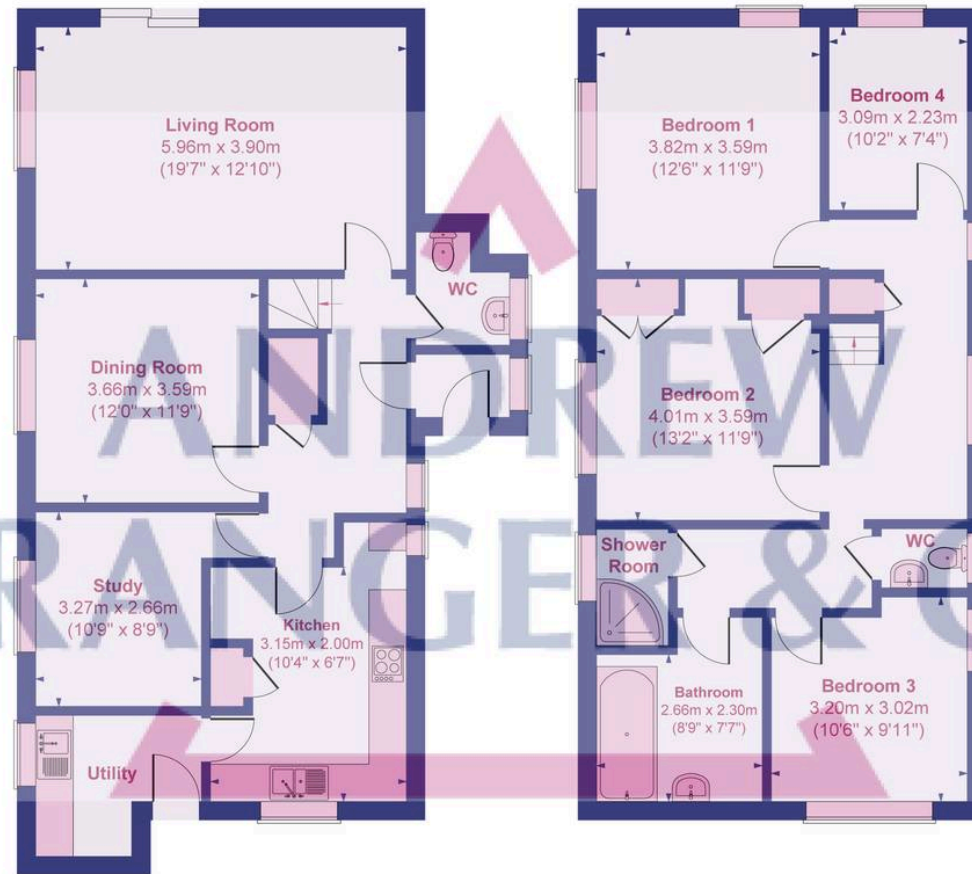




DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.
These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Approximate Gross Internal Area
154.3 sq. m. (1661 sq. ft.)



Ground Floor

Floor area 80.1 sq.m. (862 sq.ft.) approx

First Floor

Floor area 74.2 sq.m. (799 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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