



Connells

Hollies Way
Thurnby Leicester



Property Description

Situated on the popular Hollies Way in Thurnby, this attractive three-bedroom semi-detached property offers spacious accommodation, modern comforts, and a highly convenient location. Perfect for families or professionals, the home is well-presented throughout and benefits from both a generous plot and easy access to Leicester city and surrounding countryside.

A desirable village just 5 miles east of Leicester city centre. Excellent local amenities including shops, pubs, and eateries. Popular local schools nearby, making it ideal for families. Beautiful countryside walks and open green spaces on the doorstep. Easy access to A47, A46, and M1 motorway, offering superb connectivity. Good public transport links into Leicester and surrounding towns.

This is a wonderful opportunity to purchase a well-presented family home in a highly sought-after village location, offering the perfect balance between peaceful living and urban convenience.

Ground Floor

Entrance Porch

Welcoming entrance porch with plenty of natural light, finished with laminate flooring, central heating radiator, UPVC double-glazed front and side windows, and access through to the garage.

Entrance Hall

Carpeted inner hall featuring a central heating radiator, staircase to the first floor with a storage cupboard beneath, and doors leading to the lounge, kitchen, and downstairs W/C.

Cloakroom

Ground floor cloakroom fitted with tiled flooring and fully tiled walls, low-level flush W/C, pedestal hand basin, extractor fan, and ceiling spotlights.

Living Room

17' 1" x 17' 8" (5.21m x 5.38m)

A bright and generous reception room with a double-glazed front window, carpet flooring, gas fire, and two central heating radiators.

Dining Room

18' x 8' 6" (5.49m x 2.59m)

Formal dining area with carpet flooring, radiator, side-facing window, and French doors opening onto the rear garden.

Kitchen/Breakfast Room

18' x 10' (5.49m x 3.05m)

Well-equipped kitchen/dining space with a range of wall and base units, part tiled walls, vinyl flooring, sink and drainer, five-ring gas hob with double oven, pantry storage, plumbing for a dishwasher, ceiling spotlights, central heating radiator, and rear-facing double-glazed window. Doors open to the

dining room and utility room.

Utility

Practical utility space providing a sink and drainer, plumbing for a washing machine, worktop with additional appliance space including fridge/freezer, vinyl flooring, and rear-facing window.

Family Room

20' 4" x 15' 7" (6.20m x 4.75m)

Beautifully extended living space ideal for family use or a home office, boasting a glass atrium for extra natural light, vinyl tiled flooring, spotlights, and two radiators. With double-glazed windows and patio doors to the rear garden plus a side entrance.

First Floor

Bedroom One

11' 7" x 13' 3" (3.53m x 4.04m)

Spacious front-facing double bedroom with carpet flooring, radiator, and fitted wardrobes with drawers.

Bedroom Two

13' 2" x 12' 2" (4.01m x 3.71m)

Front-facing double bedroom with fitted wardrobes and drawers, carpet flooring, central heating radiator, and access to en-suite.

En-Suite

Shower room including a walk-in shower, vanity wash basin, heated towel rail, extractor fan, vinyl flooring, and fully tiled walls.

Bedroom Three

11' 3" x 8' 9" (3.43m x 2.67m)

Rear-facing double bedroom with fitted wardrobe, radiator, carpet flooring, and views over the garden.

Bedroom Four

7' 8" x 9' 2" (2.34m x 2.79m)

Compact fourth bedroom with rear-facing window, radiator, and carpet flooring, also suitable as a study.

Family Bathroom

Family bathroom comprising a corner bath, separate walk-in shower, pedestal wash basin, low-level flush W/C, vinyl flooring, tiled walls, ceiling spotlights, radiator, and windows to both the rear and side aspects.

Double Garage

28.2 sq. m.

Spacious garage fitted with power, lighting, and an electric door, with internal access to the porch.

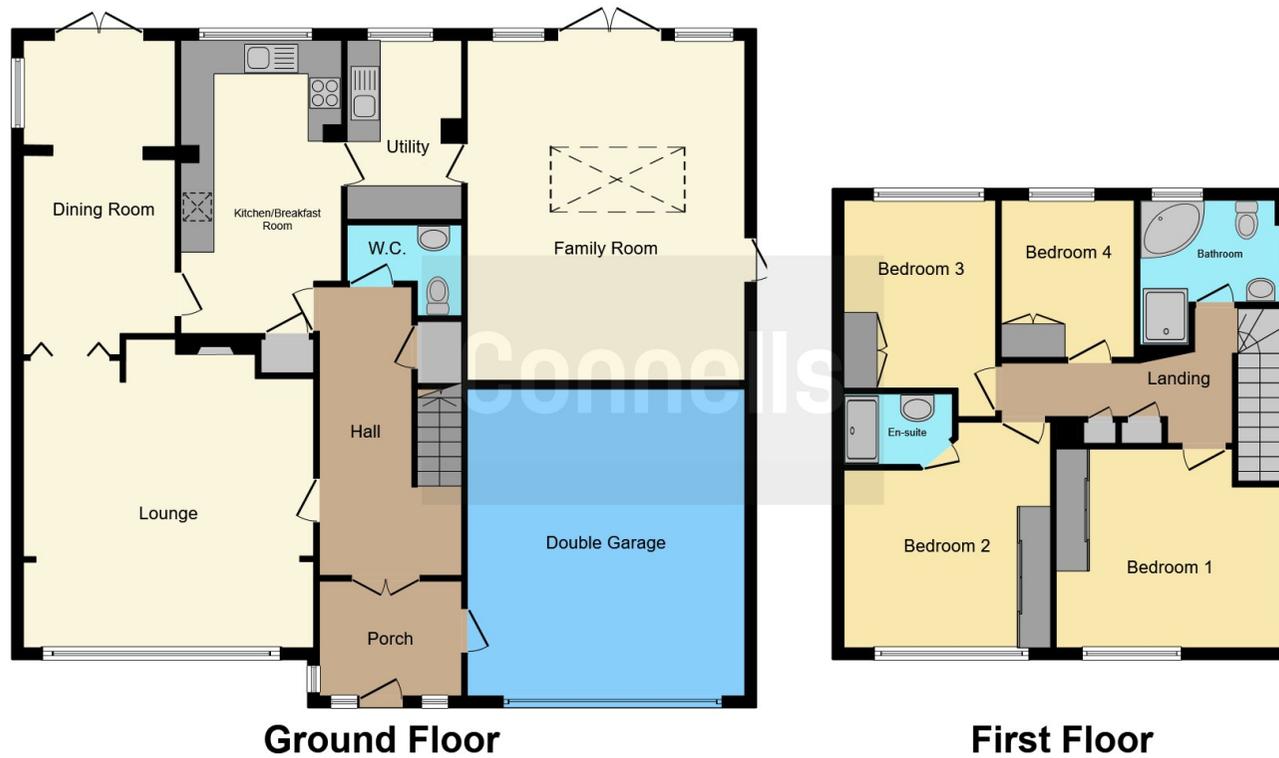
Outside

Set on a generous plot with a lawned frontage and driveway parking for up to four vehicles. To the side is a useful lean-to storage shed, while the rear garden is attractively landscaped with lawn, patio seating area, greenhouse, summerhouse, and a pond, enclosed by mature hedges and fencing.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

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