

JAMES SELICKS

1 GRETNA WAY

THURNCOURT
LEICESTER
LE5 2PQ

GUIDE PRICE: £295,000



An attractive and extended three-bedroom, end terraced family home, occupying a generous corner plot with a substantial side garden and the added benefit of planning permission for further extensions. The property offers well-presented accommodation, including a spacious sitting room, an impressive contemporary dining kitchen and a stylishly refitted family bathroom, together with off-road parking.

Planning permission was granted by Leicester City Council on 23 September 2025 (reference 20250756) for the construction of single-storey extensions to the front and rear, together with alterations to the existing house, offering an exciting opportunity for purchasers wishing to further enhance the accommodation, subject to the conditions of the permission.

Extended family home • superb extended contemporary dining kitchen with central island • generous corner plot with potential for further extension (STPP) • spacious sitting room with feature wall & plantation-style shutters • stylish kitchen with integrated appliances • two double bedrooms & a good-sized single bedroom • beautifully refitted contemporary family bathroom • private gardens with patio, lawn and substantial side garden • block-paved driveway providing off-road parking • EPC - D

Location

Just three and a half miles east of Leicester city centre, the area provides excellent access into Leicester with its shopping facilities and mainline railway station, along with a range of local shopping amenities found along the nearby Uppingham Road.

Accommodation

The accommodation is entered via a entrance porch with wood-effect flooring and space for coats and shoes, with a glazed door leading into the sitting room. This generous reception room enjoys a continuation of the wood-effect flooring, a window to the front elevation fitted with plantation-style shutters and a feature tiled chimneybreast wall.

Undoubtedly a highlight of the property, the superb dining kitchen provides a spacious and contemporary environment for everyday family living and entertaining. Finished with attractive marble-effect tiled flooring, the kitchen is fitted with an extensive range of sleek white eye and base level units and drawers, complemented by marble-effect preparation surfaces and stylish gold detailing. A substantial central island provides additional preparation space and a sociable focal point to the room. Appliances include a gas hob with extractor above, integrated double ovens and a drinks fridge, together with space for an American-style fridge-freezer. The kitchen opens into a generous dining area with recessed ceiling spotlights, a concealed wall-mounted gas boiler and glazed double doors providing direct access onto the rear garden.

To the first floor, the landing benefits from a shuttered window and a useful upstairs storage cupboard. The principal bedroom is a generous double overlooking the rear garden, with fitted wardrobes and plantation-style shutters. Bedroom two is a further well-proportioned double, currently accommodating bunk beds, and housing an additional storage cupboard. Bedroom three is a good-sized single with a shuttered window to the front elevation.

Completing the first-floor accommodation is the beautifully refitted family bathroom, finished with striking marble-effect wall panels and tiled flooring. The contemporary suite comprises a panelled bath with shower over and glazed screen, a wash hand basin set within a vanity unit providing useful storage and a low flush WC, complemented by contrasting black fittings.







Outside

The property is approached via a block-paved driveway providing off-road parking for one to two vehicles. The rear garden is enclosed by timber fencing and features a paved patio, an area of lawn and further block paving, providing space for outdoor entertaining. The substantial side garden is a particularly appealing feature, providing a good degree of privacy and additional outdoor space. The property further benefits from planning permission granted in September 2025 for single-storey extensions to the front and rear, together with alterations to the existing house (Leicester City Council reference 20250756). Further details and approved plans are available upon request.

Listed Status: None.

Conservation Area: None.

Local Authority: Leicester City Council, **Tax Band:** A

Services: Offered to the market with gas-fired central heating.

Broadband delivered to the property: Independent Supplier.

Construction: Believed to be brick and block cavity wall.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey property, no specific accessibility modifications made.

Planning: The property occupies a generous corner plot with a substantial side garden and benefits from planning permission granted by Leicester City Council on 23 September 2025 for the construction of single-storey extensions to the front and rear, together with alterations to the existing house (reference 20250756).





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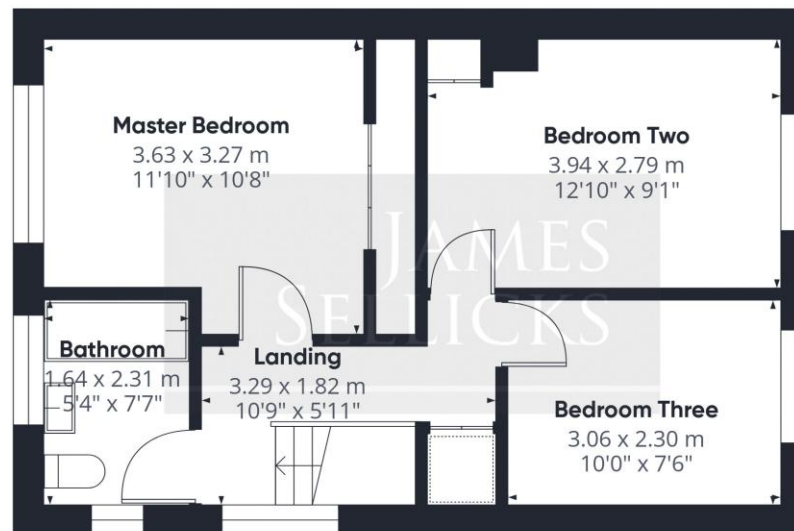
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Measures and Other Information

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.



Floor 1



JAMES
SELICKS

Approximate total area⁽¹⁾

92.7 m²

997 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.

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