



**FOR SALE**

**£675,000**

4 Bed Detached House in Grange Lane, Thurnby, Leicester, LE7 9PH



## PROPERTY FEATURES

- Character Property
- Central Village Location
- Detached
- Four Generous Double Bedrooms
- En-Suite To Master
- Detached Double Garage
- Landscaped Garden
- Well Proportioned Rooms
- Inglenook Fireplace
- Call To View

## FULL DESCRIPTION

### SUMMARY

Quintessential village living in this traditional detached family home. The property is generously sized and well-presented throughout. The accommodation comprises porch, reception hall, lounge, dining room, kitchen, downstairs w.c., four double bedrooms, en-suite to master, family bathroom, landscaped garden, detached double garage and gated off road parking.

### PORCH

With tiled floor and coving to the ceiling.

### RECEPTION HALL

18' 6" x 9' 8" (5.64m x 2.95m) With stairs off to the first floor, coving to the ceiling, tiled floor, window to the front elevation and radiator.

### LOUNGE

21' 1" x 18' 4" (6.43m x 5.59m) With Inglenook fireplace, beamed ceiling, windows to the front, rear and side elevations and three radiators.

### DINING ROOM

16' 7" x 11' 9" (5.05m x 3.58m) With beamed ceiling, window to the front elevation and radiator.

### KITCHEN

16' 7" x 8' 11" (5.05m x 2.72m) Comprising base and wall mounted units with complementary stone work surfaces, sink unit with drainer, electric hob, double oven and extractor hood, plumbing for washing machine, plumbing for dishwasher, wall mounted boiler, built in fridge freezer, tiled splash backs, tiled floor, beamed ceiling, feature radiator, window to the rear elevation and door to the garden.



# Phillips George



## WC

7' 2" x 3' 1" (2.18m x 0.94m) Comprising wash hand basin, low flush w.c., tiled floor, radiator and window to the front elevation.

## LANDING

With storage cupboard with access to the loft within, coving to the ceiling, radiator and window to the front elevation.

## MASTER BEDROOM

18' 7" x 11' 9" (5.66m x 3.58m) With built in wardrobes, two radiators and window to the rear elevation.

## ENSUITE

8' 11" x 4' 10" (2.72m x 1.47m) Comprising shower cubicle, vanity wash hand basin, low flush w.c., heated towel rail, tiled splash backs and window to the rear elevation.

## BEDROOM

16' 8" x 11' 8" (5.08m x 3.56m) With coving to the ceiling, window to the rear elevation and radiator.

## BEDROOM

15' 8" x 9' 2" (4.78m x 2.79m) With coving to the ceiling, radiator and window to the front elevation.

## BEDROOM

13' 9" x 9' 1" (4.19m x 2.77m) With window to the front elevation and radiator.

## BATHROOM

9' 3" x 8' 7" (2.82m x 2.62m) Comprising panelled bath with shower over, vanity wash hand basin, low flush w.c., tiled splash backs, feature radiator, airing cupboard, extractor fan and spotlights.

## DOUBLE GARAGE

With electric door, light and power.

## OUTSIDE

The property is accessed via wrought iron gates to a pebbled parking area ahead of the garage. The garden is landscaped and mainly laid to lawn with well stocked mature flower borders, fruit trees, pebbled areas, outside tap and a walled surround.

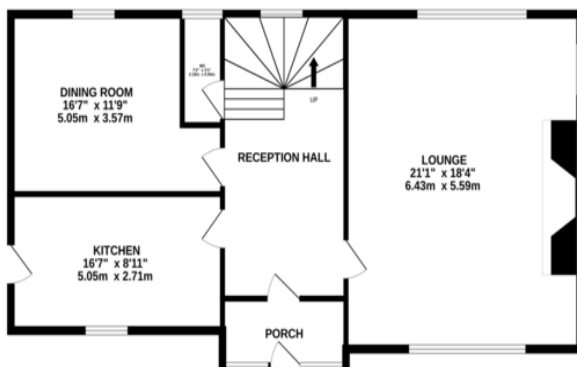




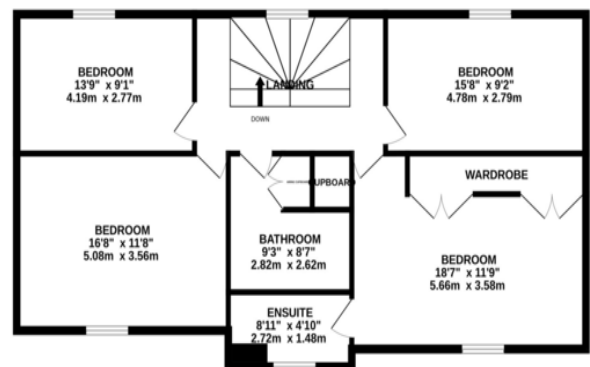
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA: 1899 sq.ft. (176.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

