

JAMES SELLICKS

5 IVATT CLOSE

THURNBY, LEICESTERSHIRE
LE7 9UT



An attractive and spacious, four bedroom, two bathroom detached family home in an elevated position on the edge of this popular east Leicestershire village.

Entrance hall • cloakroom • sitting room • conservatory • dining kitchen • utility room • sun room • master bedroom • en-suite • three further bedrooms • bathroom • driveway • double garage • mature gardens • shed • summerhouse • EPC - D

Location

The property is located approximately five miles east of Leicester city centre in the village of Thurnby, with local amenities found at nearby Scrattoft and Bushby villages. Thurnby itself has a strong sense of community and offers extremely popular local schooling commencing with St. Luke's and Fernvale Primary's filtering into Oadby's renowned Gartree High School and Beauchamp College, and is flanked by some of Leicestershire's most attractive rolling countryside.

Accommodation

Steps to the front door which leads into a spacious, bright entrance hall housing the stairs to the first floor with an understairs storage cupboard, access to the loft and a cloakroom providing a two piece suite. The large sitting room has a square bay window to the front, a feature wood fireplace with an inset steel multi-fuel stove and sliding doors leading into the lovely conservatory, of brick and uPVC construction with a lantern style roof and a door onto the garden.

The dining kitchen enjoys an excellent range of white eye and base level units and drawers, ample preparation surfaces and tiled splashbacks, a one and a half bowl sink with mixer tap and window over, an integrated double oven, four-ring gas hob with a concealed extractor unit above and further white appliance space; there is ample space for a dining table adjacent to patio doors to a lovely sun room with an exposed brick wall, power and French doors to the garden. A utility room with a wood and glazed door houses the wall mounted boiler and provides space and plumbing for a washing machine and tumble dryer plus further worktop space and a sink.

To the first floor is a landing with a window to the rear providing loft access and having an overstair storage cupboard housing the immersion heater. The master bedroom has a window to the front elevation, a good range of built-in wardrobes and an en-suite with fitted storage providing a three piece suite including a shower. There are three further bedrooms, all with windows and fitted storage and a family bathroom with an opaque glazed window to front, a panelled bath with shower over, a low flush WC and pedestal wash hand basin, built-in storage and part tiled walls.

Outside

The property is approached via its tarmac driveway, providing parking space for four cars and giving access to the double garage, with an electric up and over door, power and lighting. Steps lead to the front door and a small terrace area behind wrought iron railings. To the rear of the property are good-sized gardens with paved and gravelled seating areas, vegetable plots, a shed and summerhouse; all providing a pleasant mature backdrop with a variety of trees and shrubs.







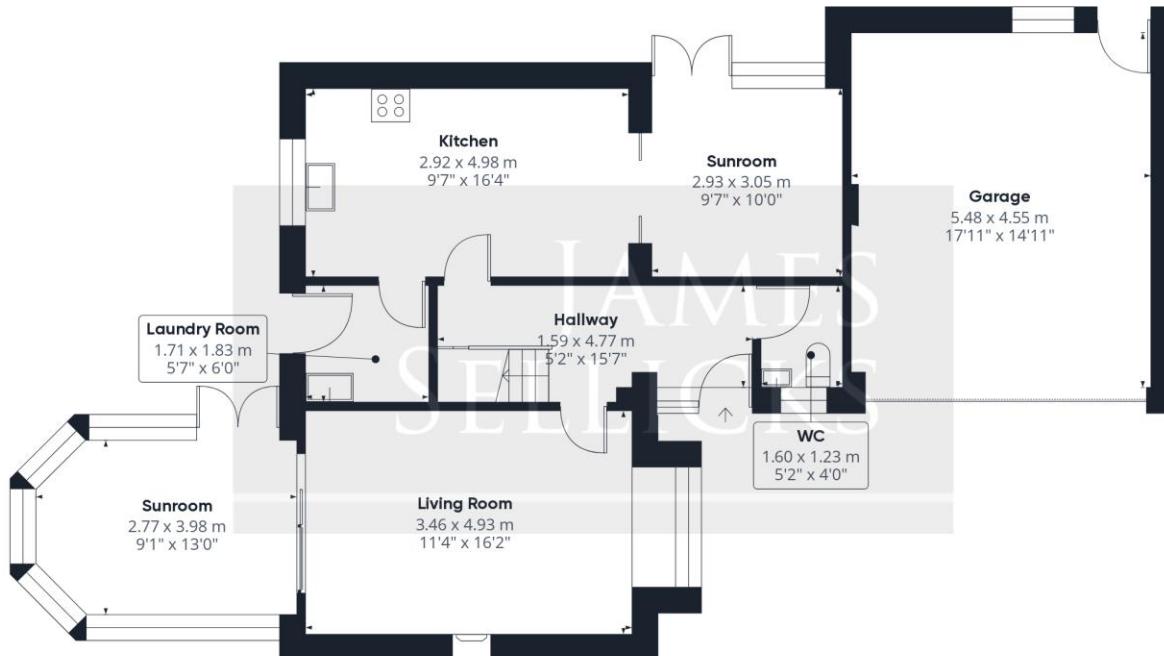
Tenure: Freehold
Local Authority: Harborough District Council
Tax Band: E

Listed Status: None.
Conservation Area: None.
Services: Offered to the market with all mains services and gas-fired central heating.
Broadband delivered to the property: Fibre, 58mbps.
Non-standard construction: Believed to be Standard.
Wayleaves, Rights of Way & Covenants: No mineral extraction, no noisy or noxious business.
Flooding issues in the last 5 years: None our Clients are Aware of.
Accessibility: The property has steps to enter at the front and rear.
Planning issues: None our Clients are Aware of.

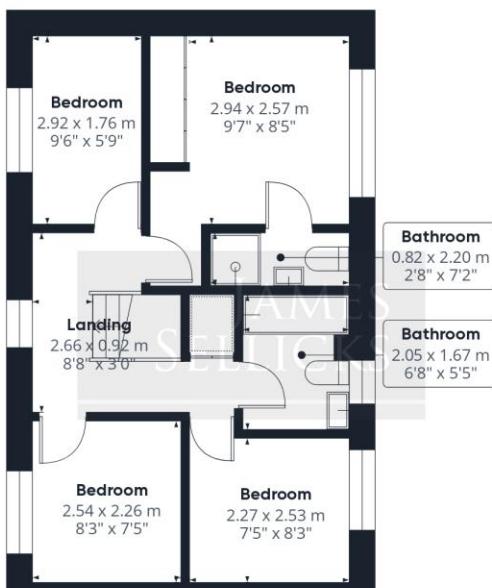
Please Note : 3.84kw solar photovoltaic panels were installed in February 2011 on a 25 year Feed-in-Tariff which is paid quarterly tax-free, reviewed annually & increased inline with the retail price index. The currently revenue is approximately £2,500 per annum. Considerable electricity savings from solar (PV) panels also.







Floor 1



Floor 2

Approximate total area⁽¹⁾

127.59 m²

1373.37 ft²

Reduced headroom

0.01 m²

0.15 ft²

(1) Excluding balconies and terraces

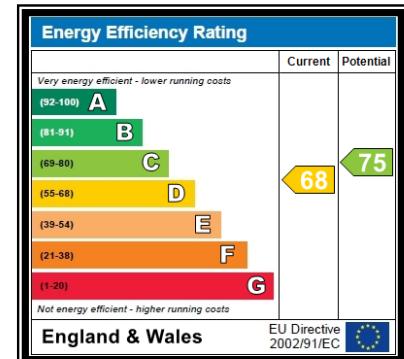
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamessellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamessellicks.com



Important Notice
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

