



180 Leicester Road, Thurcaston

Thurcaston

Offers Over £950,000

# 180 Leicester Road

Thurcaston

New build in Thurcaston on 0.97 acres. Features open plan kitchen, 4 bedrooms, master suite with balcony, private drive, gardens, and approved extension potential. Some completion needed. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- 37ft Long Living Family Kitchen
- Further Planning Approved
- Approx. 0.97 Acres
- Feature Master Bed With Balcony
- Fantastic Private Location
- Feature Reception Hall



## DETAILED ACCOMMODATION

Entrance door through to the impressive entrance hall, the entrance hall has a central staircase and mezzanine open level with floor to ceiling window giving plenty of natural light to the space. The reception hall opens to a further inner hallway with uPVC double glazed window overlooking the court yard and oak doors accessing the open plan family living dining kitchen with main living room off, utility room, a downstairs bedroom, the allocated downstairs shower room or potential en suite connecting to a further downstairs bedroom.

## OPEN PLAN FAMILY LIVING KITCHEN

37' 2" x 17' 9" (11.33m x 5.41m)

An impressive and well proportioned room with ample space to accommodate dining and sitting areas, the fitted kitchen has a one and half bowl single drainer sink unit with swan neck mixer tap over, cupboards under, there's a range of fitted units to the wall and base, space for a Range Oven, integrated fridge and freezer. Double glazed bi fold doors with views and access over the main garden, radiator, further double doors accessing the garden, a benched breakfast seating area and bi fold internal doors accessing the main living room

## MAIN LIVING ROOM

24' 0" x 17' 1" (7.32m x 5.21m)

There is a central fireplace with hearth surmounted by wood burning stove and brick surround, bi fold doors overlooking and accessing the front and gardens, two further uPVC double glazed windows and two contemporary style radiators.

## UTILITY ROOM

9' 10" x 5' 6" (3.00m x 1.68m)

Wall mounted Baxi gas fed boiler, plumbing for a washing machine and space for further appliances.

## BEDROOM FOUR

12' 0" x 8' 0" (3.66m x 2.44m)

uPVC double glazed window.

## BEDROOM TWO

17' 7" x 17' 5" (5.36m x 5.31m)

uPVC double glazed windows to two elevations



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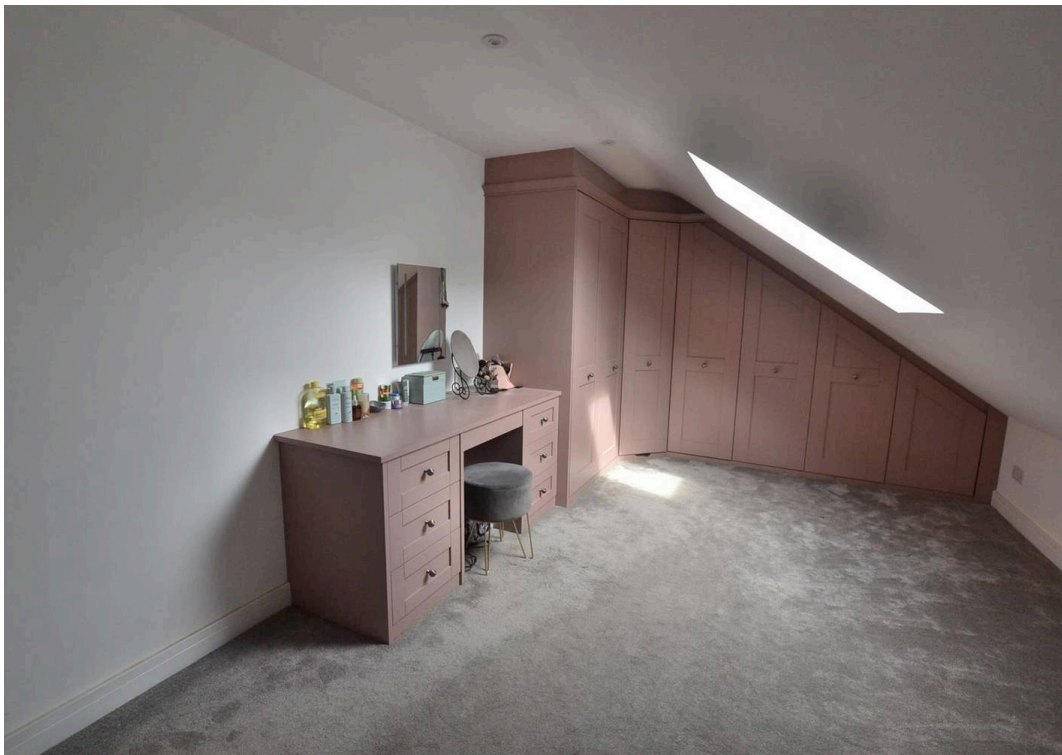
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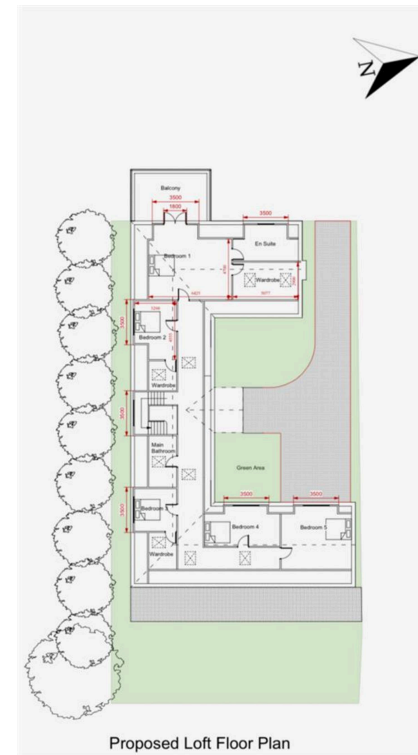
## **GARDEN**

The property has gated access from Leicester Road leading via a winding driveway. The property enjoys generously proportioned and private gardens with fields to the boundaries. There is further access to the side of the property leading to a court yard garden area which could accommodate further parking if required. There is allocated for an additional extension to the existing property, the plans which have been passed.

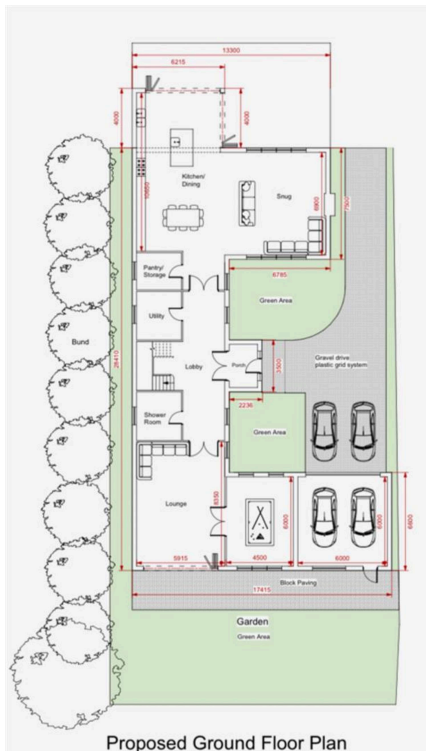
## **DRIVEWAY**

5 Parking Spaces






Proposed Loft Floor Plan



Proposed Ground Floor Plan

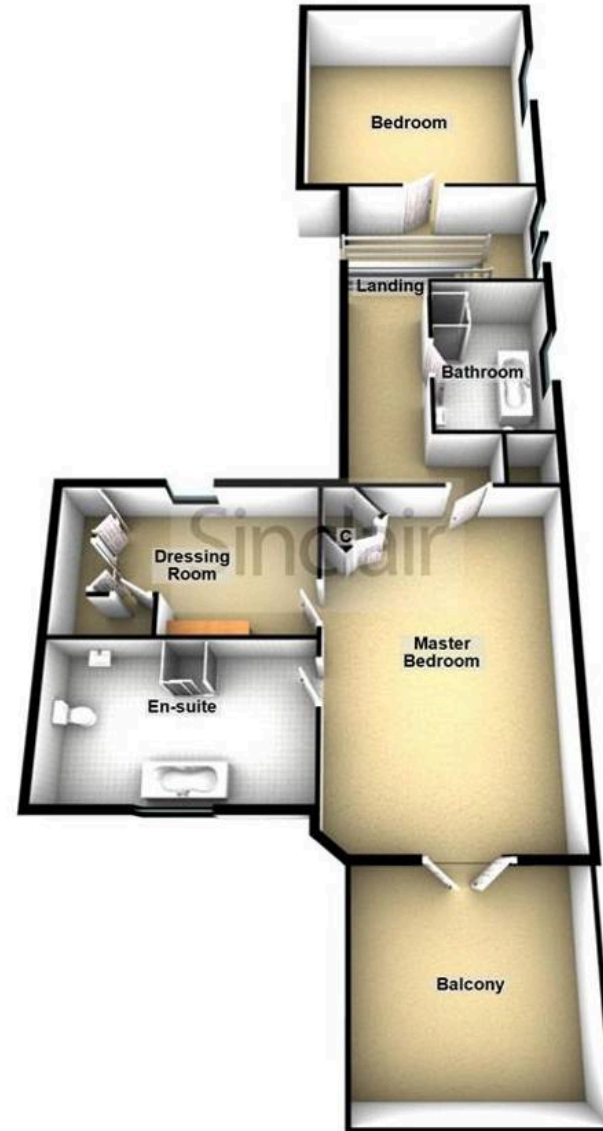
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>88</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Ground Floor



First Floor





## Sinclair Estate Agents

Sinclair Estate Agents, 15-15A High Street – LE12 7RX

01509 812777

[sibley@sinclairestateagents.co.uk](mailto:sibley@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

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