



READINGS

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Stirling Drive

Thurnby, Leicester, LE7 9QT

£450,000



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Extended Detached Family Home with Superb Self-Contained Annexe.

A rare opportunity to purchase an extended detached family home with the added benefit of a fantastic one-bedroom self-contained annexe, creating a versatile property that is ideal for multi-generational living, accommodating a relative or guests, or providing an excellent space for anyone working from home.

The main house offers plenty of space for family life, with an entrance hall, downstairs WC and an extended breakfast kitchen to the front. To the rear is a lounge/dining room stretching across the width of the property, complete with a feature log burner.

Upstairs, the main bedroom has been extended to the front and benefits from its own en-suite shower room. There are also two further bedrooms and a family bathroom.

Outside, there is a driveway providing car standing to both the front and side of the property, while the rear garden is compact, attractively laid out and provides access to the superb self-contained annexe.

The annexe is a fantastic addition and offers a surprising amount of space, with an open-plan living area incorporating a nicely appointed kitchen, a spacious double bedroom with French doors opening onto the garden, and an en-suite shower room. Whether you are looking for independent accommodation for a family member, a private space for guests or a dedicated home office, this versatile annexe really sets this property apart.

With well-regarded schools nearby and a combination of flexible family accommodation and a superb detached annexe, this is a property that offers something genuinely different and is sure to attract plenty of interest.

An early viewing is highly recommended to fully appreciate everything this fantastic home has to offer and avoid missing out.

Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: D

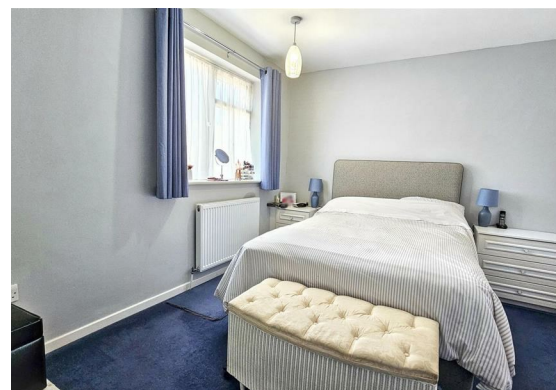
Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.





Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Lounge/Dining Room

20'10" x 11'1" (6.36m x 3.38m)

Breakfast Kitchen

11'4" x 15'0" (3.47m x 4.59m)

Hall

WC

Bedroom 1

10'9" x 8'9" (3.29m x 2.69m)

En Suite

5'7" x 5'3" (1.71m x 1.61m)

Bedroom 2

11'7" x 9'5" (3.54m x 2.88m)

Bedroom 3

8'6" x 7'10" (2.61m x 2.41m)

Family Bathroom

9'6" x 6'3" (2.92m x 1.92m)

Garden

Annexe

33 sq m / 355 sq ft

Annexe Bedroom

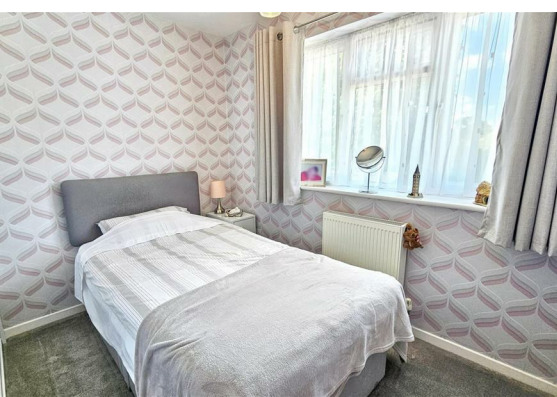
10'7" x 15'2" (3.23m x 4.64m)

Annexe Kitchen Diner

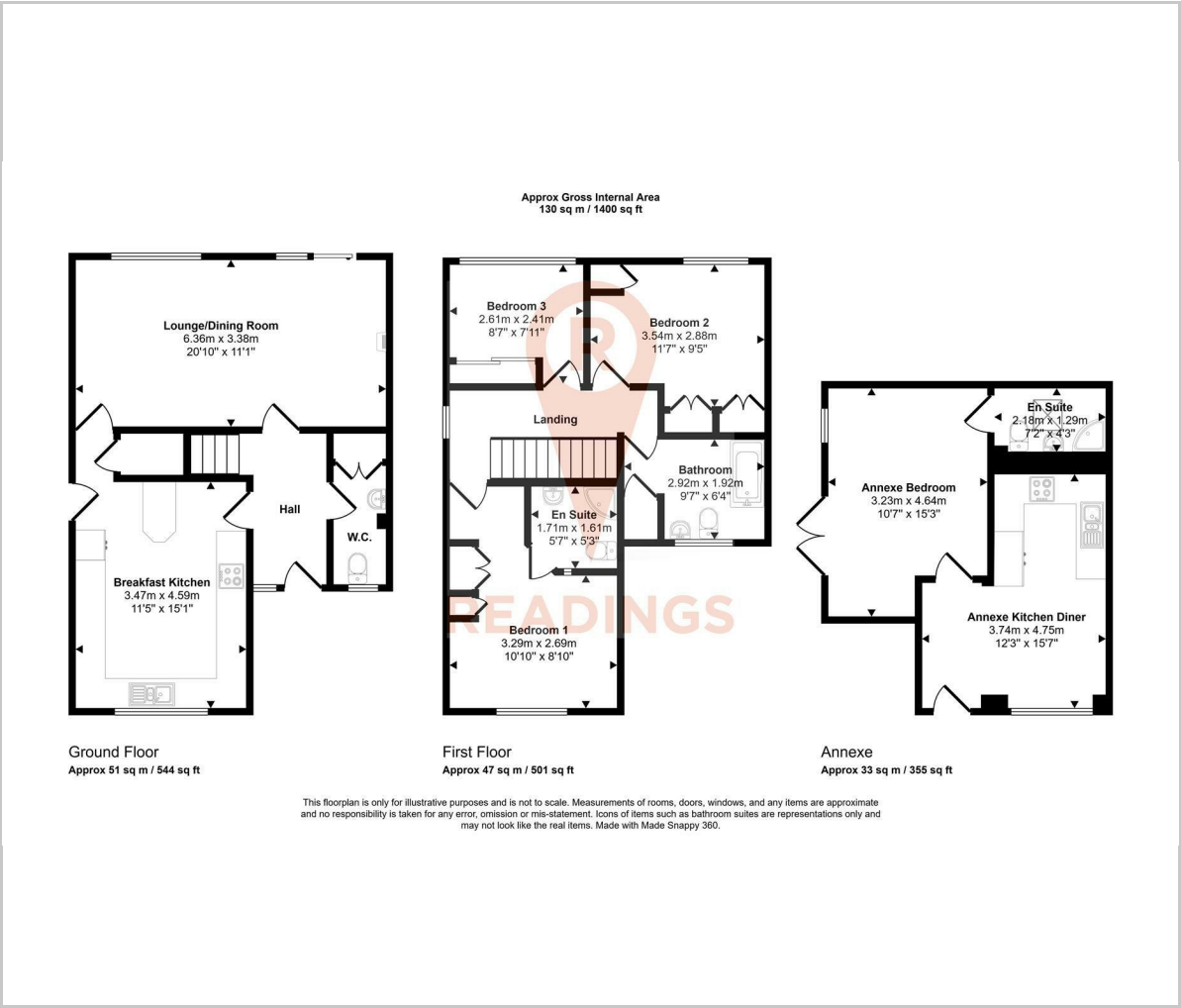
12'3" x 15'7" (3.74m x 4.75m)

Annexe En Suite

7'1" x 4'2" (2.18m x 1.29m)



Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

