Holders

A Modern Estate Agent









11 All Saints Road, Leicester, LE7 7JD

£460,000

A great opportunity to acquire this four bedroomed detached home, of impressive proportions offering accommodation of approximately 1800ft² with the potential to extend further subject to the necessary planning consents. The property sits on a good sized plot within this very desirable village and is sure to be of interest to the family buyer. NO UPWARD CHAIN.

Summary
The ground floor offers a surprisingly spacious and versatile layout. A bright and welcoming lounge sits to the rear of the property, providing an ideal space for relaxing or entertaining. There's a separate dining room for family meals and gatherings, and a further snug area to the rear that opens onto the dining room, creating a lovely flow. The kitchen is well-proportioned and serves as the heart of the home, while a downstairs bathroom and utility room adds extra convenience for family life.

Completing the ground floor is a large garage and workshop area, providing both parking and excellent storage potential — or the possibility of conversion (subject to permissions) for buyers seeking additional living space or a home office.

Upstairs, the property continues to impress with three double bedrooms and a large single bedroom, all offering plenty of space for a growing family or guests. The main family bathroom features a fitted suite including a walk in shower, providing comfort and practicality.

Externally, the home enjoys off-road parking, a garage, and a rear garden perfect for relaxing, gardening, or entertaining in the warmer months. The surrounding area is peaceful and well-regarded, with Thurcaston offering a true village community feel, local amenities, and easy access to Leicester, Loughborough, and surrounding transport links.

Opportunities like this in Thurcaston are rare. This property combines generous proportions, a sought-after setting, and enormous potential to add value.

Disclaimer
1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

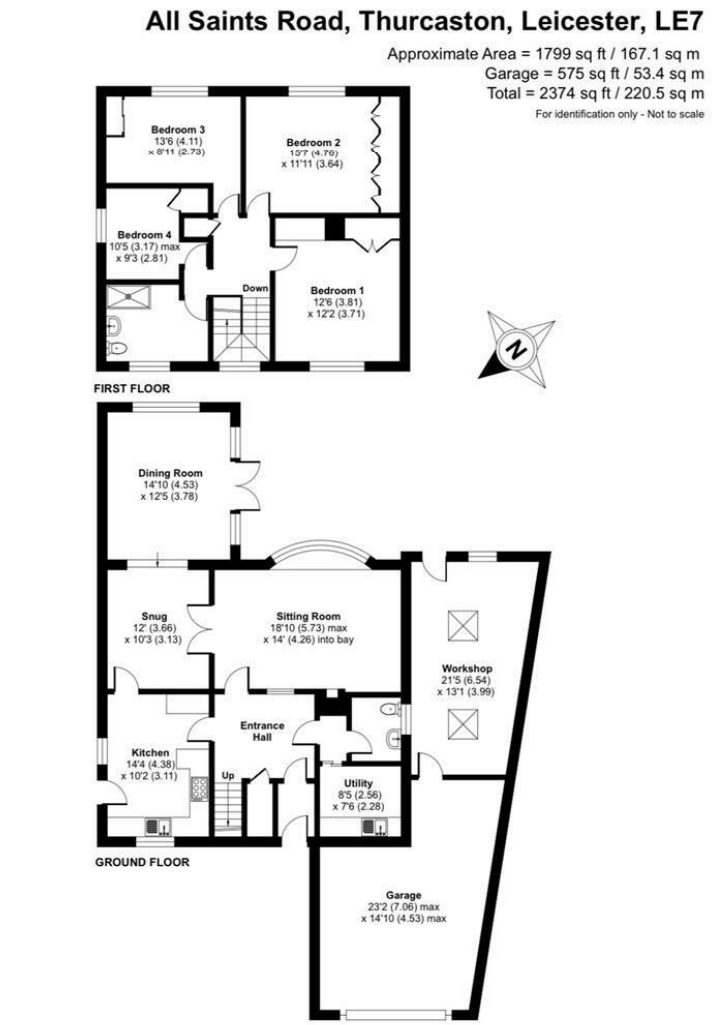
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

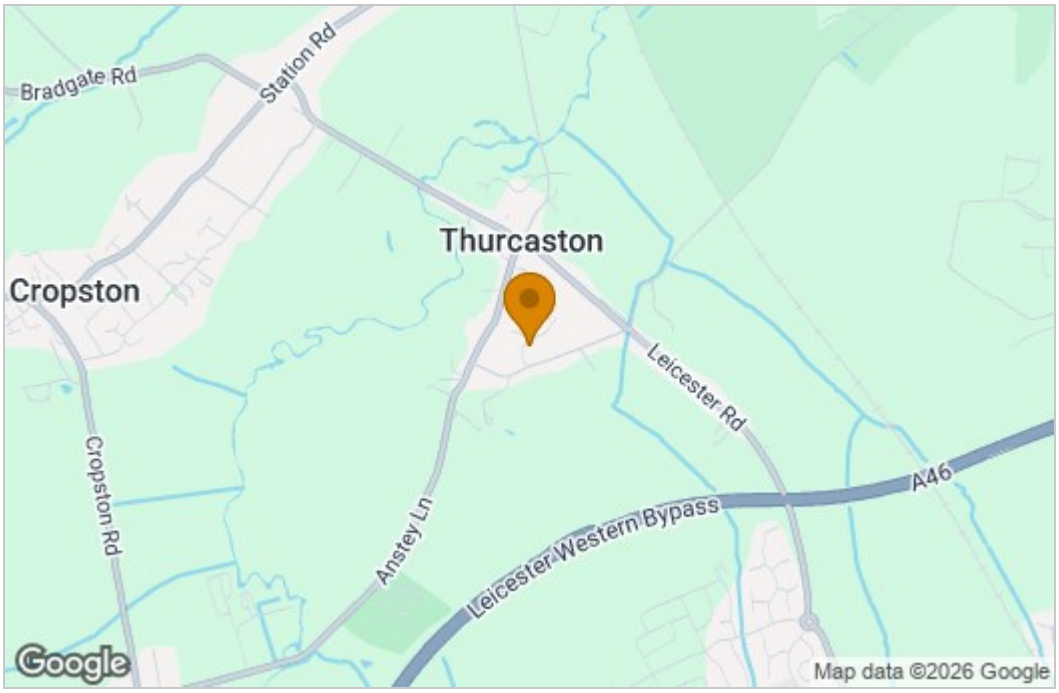
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

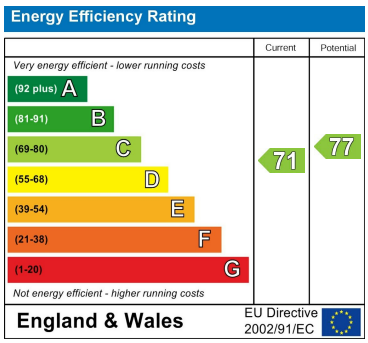


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Holders. REF: 1536938

Area Map



Energy Efficiency Graph



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