



## Offers Over £500,000

### Rectory Lane, Thurcaston, Leicester, LE7 7JR

- Detached Corner Property
- Lounge
- Conservatory
- En-Suite Shower Room and Family Bathroom
- EPC Rating C Council Tax Band E
- Five Bedrooms
- Study
- Downstairs Shower Room/WC
- Detached Double Garage
- Freehold



A spacious FIVE BEDROOM DETACHED CORNER PROPERTY with a DOUBLE GARAGE located in the village of THURCASTON.

With easy access to Leicester and Loughborough and close to local schools this is a great family home.

The ground floor briefly comprises of hallway, study, lounge, dining kitchen, and downstairs shower room/W/C and conservatory.

On the first floor there are five bedrooms with an en-suite shower room to bedroom one, and family bathroom.

Outside there is a detached double garage and gardens to front, side and rear of the property.

The house offers versatile living accommodation and early viewing is recommended.

CALL BARKERS NOW ON 0116 2709394



#### STUDY

**7'7" x 6'3" (2.32 x 1.92)**

Fitted desk unit, double glazed window to side aspect, spotlights, door into,



#### ENTRANCE HALLWAY

**17'10" x 6'3" max (5.45 x 1.93 max)**

Double glazed front door, staircase rising to the first floor, under stairs cupboard, underfloor heating.



#### DOWNSTAIRS WET ROOM/WC

**6'2" x 4'0" (1.90 x 1.22)**

Shower with mains shower, low level W/C, circular vanity wash hand basin, tiled walls and floor, frosted double glazed window to side aspect.



**LOUNGE**  
**29'3" x 13'7" (8.93 x 4.15)**

Spot lights, log burner, three double glazed windows to front aspect one of them being full height, and double glazed window to side elevation.



**DINING KITCHEN**  
**21'11" x 10'3" (6.69 x 3.14)**

fitted units with worktops, integrated fridge freezer, oven and microwave, four ring gas hob, sink with drainer, plumbing for washing machine, spot lights, double glazed sliding doors to rear leading into conservatory, pair of double glazed doors to rear aspect leading into the garden.



**OTHER ASPECT**



**DINING AREA**



**KITCHEN AREA**



**LANDING**

Access to loft, spot lights, double glazed window to side aspect, built in cupboard housing water tank, radiator, heated towel rail, Velux window to ceiling, plumbing for washing machine.



**CONSERVATORY**

**18'3" x 9'9" (5.58 x 2.99)**

Double glazed windows to side and rear aspects, pair of double glazed doors to side aspect leading into garden.



**BEDROOM ONE**

**13'6" x 11'3" (4.12 x 3.45)**

Fitted wardrobes with sliding mirrored doors, radiator, double glazed window to front aspect.



**EN-SUITE SHOWER ROOM**

**6'9" x 2'9" (2.07 x 0.85)**

Shower cubicle with mains shower, low level W/C, wash hand basin with vanity unit, ceiling light, tiled walls and floor.



**BEDROOM THREE**

**10'10" x 10'3" (3.32 x 3.13)**

Fitted wardrobe, radiator, double glazed window to rear aspect.



**BEDROOM TWO**

**11'9" x 10'2" (3.60 x 3.11)**

Fitted wardrobe, radiator, double glazed window to front aspect.



**BEDROOM FOUR**

**10'7" x 10'1" (3.23 x 3.09)**

Fitted wardrobe, radiator, double glazed window to rear aspect.



**BEDROOM FIVE**

**14'7" x 6'2" (4.45 x 1.90)**

Fitted wardrobe, spot light, Velux window to ceiling, radiator, double glazed window to front aspect.



**OUTSIDE**

The property is situated on the corner so you have a wrap around garden laid to lawn, with mature plants bushes scrubs and trees , water tap, and a metal side gate.



**BATHROOM**

**6'2" x 5'8" (1.90 x 1.73)**

Bath with mains shower, wash hand basin with vanity unit, low level W/C, heated towel rail, Velux window in ceiling, tiled walls and floor, frosted double glazed window to rear aspect.





### DETACHED DOUBLE GARAGE

**19'1" max x 18'7" (5.82 max x 5.68)**

Approached via a driveway to the side of the property, two electric up and over doors, power, window to side aspect, door to side elevation.



### FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

### GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

### MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

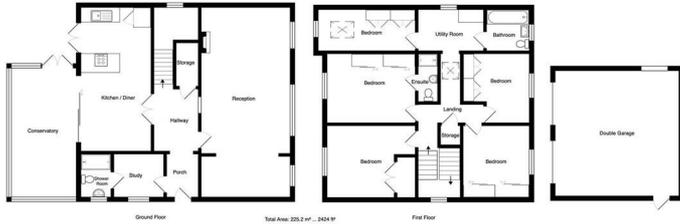
### AML DISCLAIMER

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale.  
 The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



All measurements and calculations are approximate and may not be shown to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# Barkers

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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

