

21 STATION ROAD

THURNBY, LEICESTERSHIRE



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



21 Station Road

Thurnby
Leicester
LE7 9PW

A spacious and extended, four bedroom detached family home positioned on an attractive plot, in the popular village of Thurnby.

Recessed porch | entrance hall | sitting room | dining room | conservatory | side lobby | ground floor shower room | kitchen | inner lobby | family room | four first floor bedrooms | en-suite | family bathroom | driveway | single garage | attractive landscaped rear gardens | EPC - D

LOCATION

The property is located on Station Road and borders the villages of Thurnby and Scraftoft lying approximately four miles east of Leicester city centre providing convenient access to the professional quarters via the A47 Uppingham Road. The village itself offers a parish church, village pub, local store, various sporting and social facilities and popular primary school of St Lukes filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby.

ACCOMMODATION

The property is entered via a recessed porch and part glazed front door into an entrance hall housing the staircase to first floor with an understairs storage cupboard beneath. The sitting room has UPVC double glazed windows to the front and side elevations, a contemporary raised gas fire and a fitted bar. The dining room has UPVC double glazed double doors to the rear elevation and a double glazed sliding door leading into the conservatory, of brick and uPVC construction, with double doors to the side elevation. A side lobby with a UPVC double glazed door to the side elevation leads to a ground floor shower room with a three piece suite comprising a low flush WC, inset wash hand basin, shower cubicle, heated towel rail and a UPVC double glazed window to the rear elevation. The kitchen has a range of cream fronted eye and base level units and drawers, glazed display cabinets, ample blockwood preparation surfaces, tiled splashbacks, an inset double bowl stainless steel sink with mixer tap over, integrated CDA cooker and microwave oven, four-ring hob with concealed extractor unit above, further integrated microwave, integrated dishwasher and Samsung American style fridge-freezer, spotlights on a track, slate tiled flooring and a UPVC double glazed window to the side elevation. An inner lobby with built-in cupboards houses the Worcester wall mounted boiler and gives access to a family room with a range of built-in cupboards.





To the first floor is a landing with a UPVC double glazed window to the front elevation. The master bedroom has built-in wardrobes with cupboards over, a vanity unit with drawers, two UPVC double glazed windows to the rear elevation and an en-suite with a three piece suite comprising a low flush WC, twin oval wash hand basins with cupboards and drawers beneath, shower cubicle, sauna, chrome heated towel rail and a UPVC double glazed window to the side elevation.

Bedroom two has a UPVC double glazed window to the rear elevation. Bedroom three has a UPVC double glazed window to the front elevation. Bedroom four has two UPVC double glazed windows to the front elevation. The family bathroom has a white four piece suite comprising a low flush WC, pedestal wash hand basin, a panelled bath and a shower cubicle, chrome heated towel rail, a UPVC double glazed window to the side elevation and a store room off with a UPVC double glazed porthole window to the front.



OUTSIDE

To the front of the property is a tarmac driveway providing car standing and access to a single garage. To the rear of the property are block paved patios, shaped lawned gardens, decked seating areas, a brick oven/barbecue area, a summerhouse, mature trees and shrubs.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction, eventually taking a left hand turn just past Cole's Nursery into Station Road where the property can be located on the right hand side.

TENURE & COUNCIL TAX

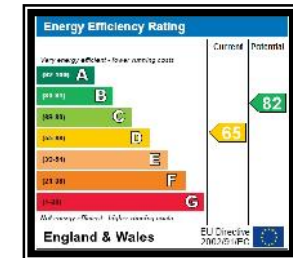
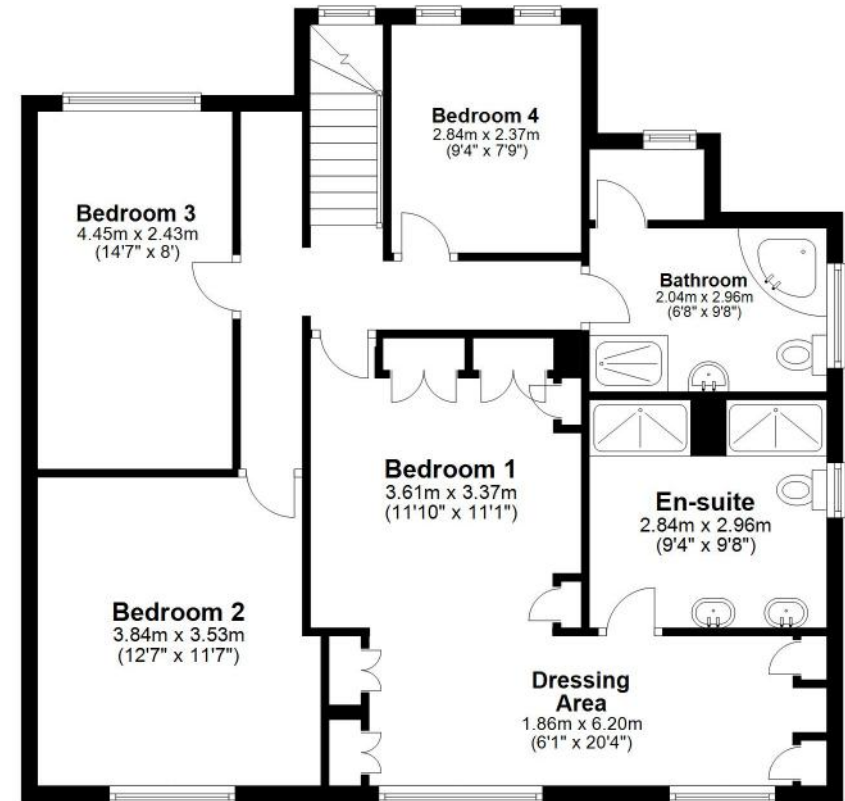
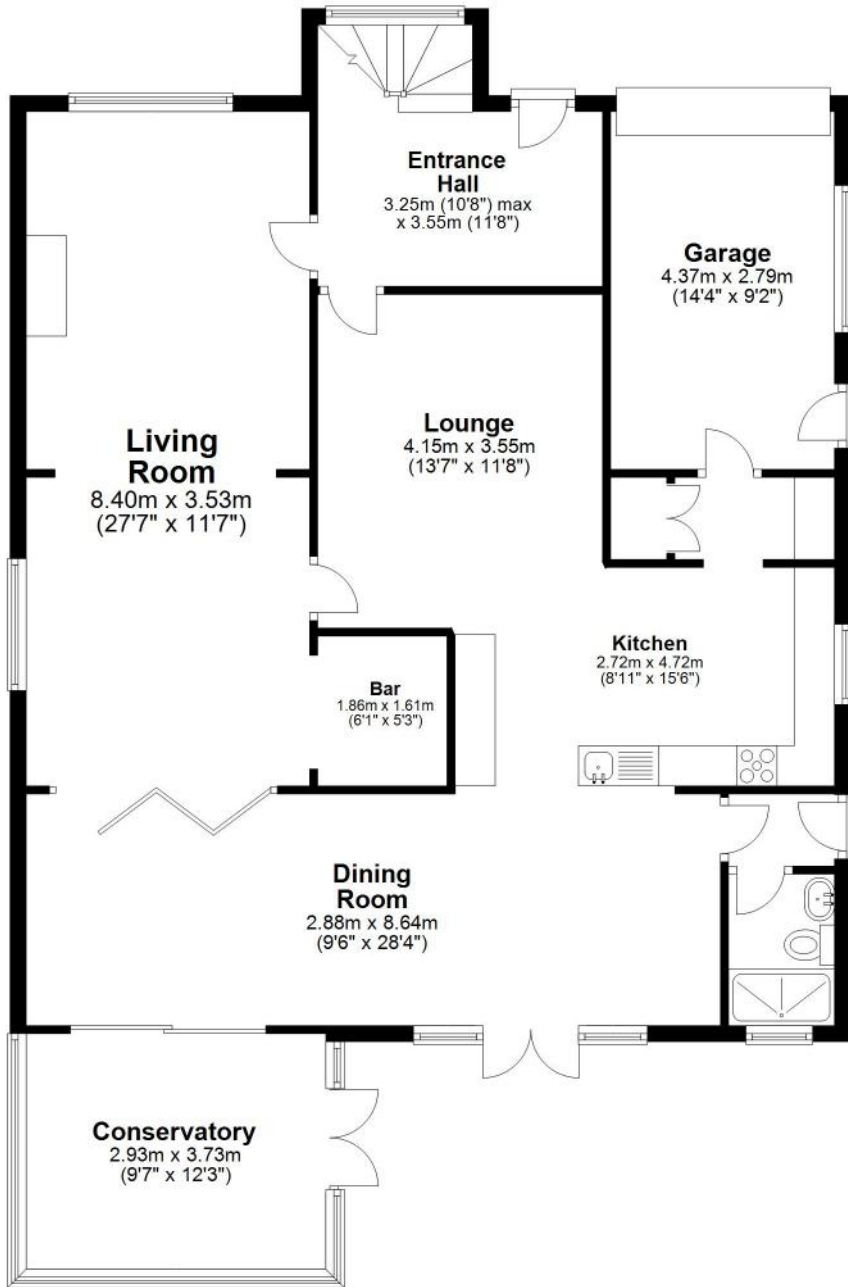
Tenure Freehold

Council Tax : Harborough District Council, Band E



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21, Station Road Thurnby, Leicester, LE7 9PW

Total Approximate Gross Internal Floor Area = SQ FT / SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.



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Measurements 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.

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