

# JAMES SELICKS

10 CHURCH LANE

THRUSSINGTON  
LEICESTERSHIRE LE7 4TE

GUIDE PRICE £525,000





A beautifully presented and extended family home located in the picturesque Charnwood village of Thrussington, nestled along the banks of the River Wreake. This impressive four bedroom property has been extended across the full width of the ground floor, creating stunning open-plan living, ideal for modern family life and entertaining.

Entrance hall • sitting room • extended 'L' shaped open-plan living kitchen • utility room • ground floor shower room • four first floor bedrooms • two bathrooms • driveway • single garage • lawned rear garden • EPC - D

#### Location

Perfectly positioned halfway between Leicester and the charming market town of Melton Mowbray, this charming village offers excellent access to Leicester and Nottingham. The village has a popular local primary school, parish church, a public house, deli and tea room, and is particularly well located for access to the A46 Western Bypass providing links to the M1/M69 motorway networks and associated Fosse Retail Park. The village is flanked by some of Leicestershire's most attractive rolling countryside.

#### Accommodation

A contemporary front door opens into a spacious entrance hall, complete with a sleek, high-line radiator, housing the staircase to the first floor with a useful understairs storage cupboard beneath. Located to the front of the house is a sitting room with a charming feature cast iron log burner with oak mantel, creating a warm and welcoming focal point.

To the rear, the heart of the home is a stunning, extended 'L' shaped open-plan living kitchen. This beautifully designed space includes a comprehensive range of cream gloss eye and base level units, drawers and a large central island with quartz preparation surfaces and an undermounted one and a quarter bowl sink with mixer tap above. Integrated appliances include an Electrolux double oven with an AEG four-ring induction hob and Bosch ceiling-mounted extractor over, an Electrolux microwave, Bosch dishwasher and fridge. There is a built-in desk area with shelving (perfect for a home office or homework zone) a walk-in pantry cupboard and two sets of elegant bi-fold doors opening onto the garden, seamlessly blending inside with out, and flooding the space with light

A utility room continues the sleek design with cream gloss units, a stainless steel sink, plumbing for a washing machine and space for a condenser dryer. There is also internal access to the single garage. A well appointed ground floor shower room provides a modern three piece suite comprising a low flush WC, a stylish trough wash hand basin storage beneath, a walk-in shower enclosure with fixed and flexible shower heads, and a chrome heated towel rail.

To the first floor a landing leads to four bedrooms, including the generous master, boasting built-in wardrobes and a luxurious en-suite featuring an enclosed WC, an inset wash basin with surrounding cabinetry, and a walk-in shower with dual shower heads. Bedroom two, also with built-in wardrobes and overhead storage, two additional well-sized bedrooms and a contemporary family bathroom with a white three piece suite comprising an enclosed WC, an inset wash hand basin with cupboard beneath and a panelled bath with a shower over; an additional airing cupboard provides convenient storage.







### Outside

To the front of the property is a smart tarmac driveway providing ample off-street car standing and access to the single garage. The rear garden is a true highlight of the property, beautifully landscaped and tiered for interest and function, it includes paved patio entertaining areas, steps to well-maintained lawned gardens with mature planted borders, an elevated children's playhouse and a raised seating terrace at the top of the garden with external lighting, affording lovely views.

**Tenure:** Freehold

**Local Authority:** Charnwood Borough Council

**Tax Band:** D

**Listed Status:** None.

**Conservation Area:** None.

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre, 1000mbps.

**Construction:** Believed to be Standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are Aware of.

**Flooding issues in the last 5 years:** None our Clients are Aware of.

**Accessibility:** Two-Storey property, no specific accessibility modifications made.

**Planning issues:** None our Clients are Aware of.







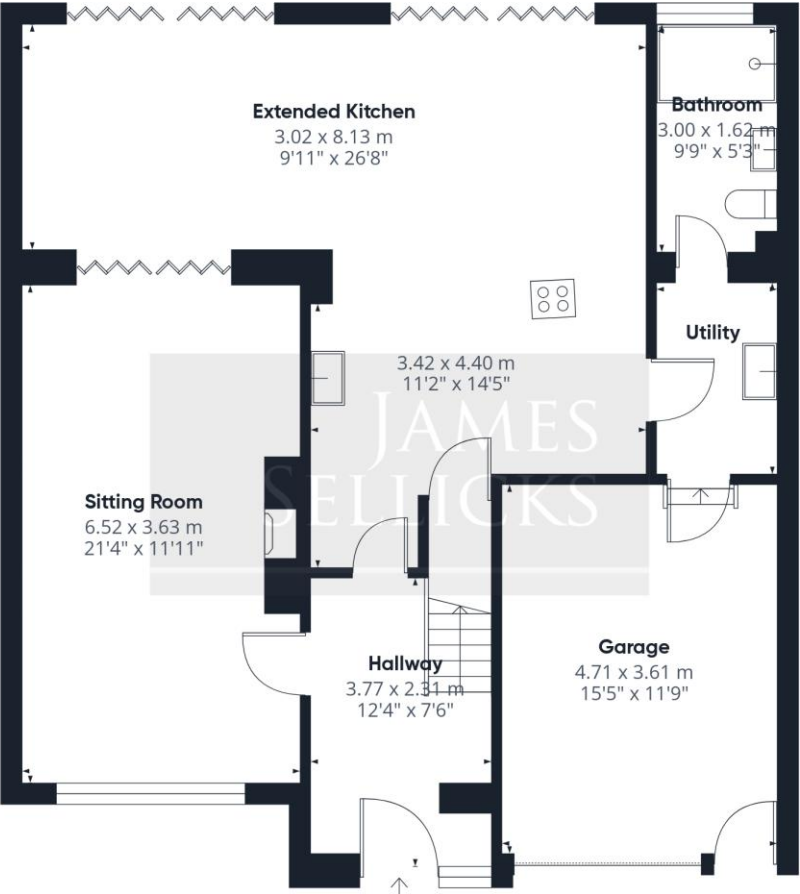




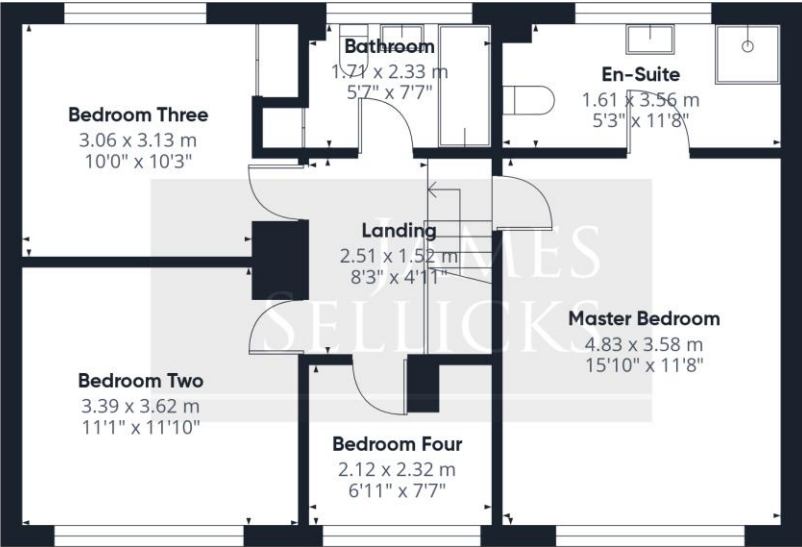






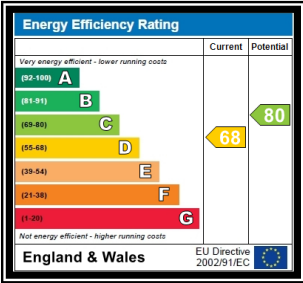


Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
157.6 m<sup>2</sup>  
1696 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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#### Measures 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.

