

# JAMES SELICKS

56 ANSTEY LANE

THURCASTON  
LEICESTERSHIRE  
LE7 7JA

GUIDE PRICE: £775,000



Located within this sought after Charnwood village and set on an elevated plot in excess of one third of an acre, a unique, detached home enjoying stunning gardens and magnificent views.

The versatile, spacious accommodation includes two superb reception spaces, a stunning kitchen, four bedrooms and two bathrooms plus a double-width garage.

Ground floor entrance hall • four double bedrooms • two bathrooms • utility area • first floor sitting room • dining area • kitchen • utility room • driveway • large garage • neat frontage • stunning south-facing rear garden • two storage sheds • greenhouse • summer house • church & paddock views • alarm system • CCTV • EPC - tbc

#### Location

Thurcaston lies approximately five miles north of Leicester city centre, on the edge of Bradgate Park which offers historic and scenic walks in some of Leicestershire's most attractive rolling countryside. The village itself has a thriving community centred around a parish church, primary school and public house with a wider range of amenities available at nearby Rothley and Anstey.

#### Accommodation

The generously proportioned accommodation has been thoughtfully designed to maximise the pleasant views, with the principal living spaces positioned on the first floor to take full advantage.

The house is entered via a welcoming hallway with underfloor heating. A recently modernised contemporary shower room features a large corner shower enclosure, an enclosed WC and a pedestal wash basin set against stylish, light teal tiling, along with useful additional storage.

The bedrooms are all well-proportioned and thoughtfully arranged, offering both comfort and practicality with fitted wardrobes and windows with lovely views, one also having direct access onto the garden. A practical utility area with understairs storage, a Belfast sink, plumbing for washing and drying appliances and access to the garage. The family bathroom is stylishly finished with a panelled bath, an enclosed WC and pedestal wash basin, a large opaque glazed window, part tiled walls and slate tiled flooring with underfloor heating.

Newly fitted stairs finished with inset spotlighting ascend to a small first floor landing area housing an airing cupboard and a striking stained-glass window overlooking the sitting room. The sitting room itself is a particular highlight, featuring attractive wood flooring and a charming log burner set within a brick surround with an oak mantel beam. Sliding uPVC doors open directly onto the garden, while the stained-glass feature window allows light to filter through from the landing. The room flows naturally into a dining area, with both spaces enjoying beautiful garden outlooks.

The spacious kitchen boasts an excellent range of white urban gloss eye and base level units and drawers with blockwood preparation surfaces, a double sink, tiled splashbacks and an Integrated Rangemaster stainless steel oven with a five-ring gas hob and stainless steel extractor unit above, contemporary industrial style feature pendant lighting, tiled flooring and a large front-facing window affording lovely views. A further utility room provides side garden access and is fitted with white cabinetry, wooden worktops, a Belfast sink, space and plumbing for a dishwasher, and a large walk-in pantry cupboard.







### Outside

Set back from the road, the property is approached via a part-shared drive leading to a private tarmac driveway, resurfaced approximately four years ago, providing parking for up to six vehicles and access to the double-width garage with electric door and excellent storage potential. The frontage is neatly presented with a sleeper-style boundary wall, lawned area and steps rising to the entrance, while partial church views enhance the home's sense of privacy. The predominantly south-facing rear garden is a true highlight, offering a wonderful degree of seclusion with attractive paddock views beyond. A patio sits directly behind the house, leading up to a well-maintained lawn with mature borders, while steps descend to a lower patio with pond and additional side access. Further features include a lockable side gate with cat enclosure, two sheds, a greenhouse, pergola and summerhouse, all enjoying delightful church views during the summer months. The garden is beautifully stocked with established plants including rhubarb, berries, plums and apples.

**Tenure:** Freehold. **Listed Status:** None. **Conservation Area:** Thurcaston.

**Local Authority:** Charnwood Borough Council, **Tax Band:** F

**Construction:** Believed to be standard.

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

**Broadband delivered to the property:** Cable, 118mbps.

**Wayleaves, Rights of Way & Covenants:** No manufacturing or retail use. The first few yards of the driveway are shared with No 52.

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

**Planning issues:** Extension/new build at No 58. No plans for any windows overlooking and new build will not be seen from garden.

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







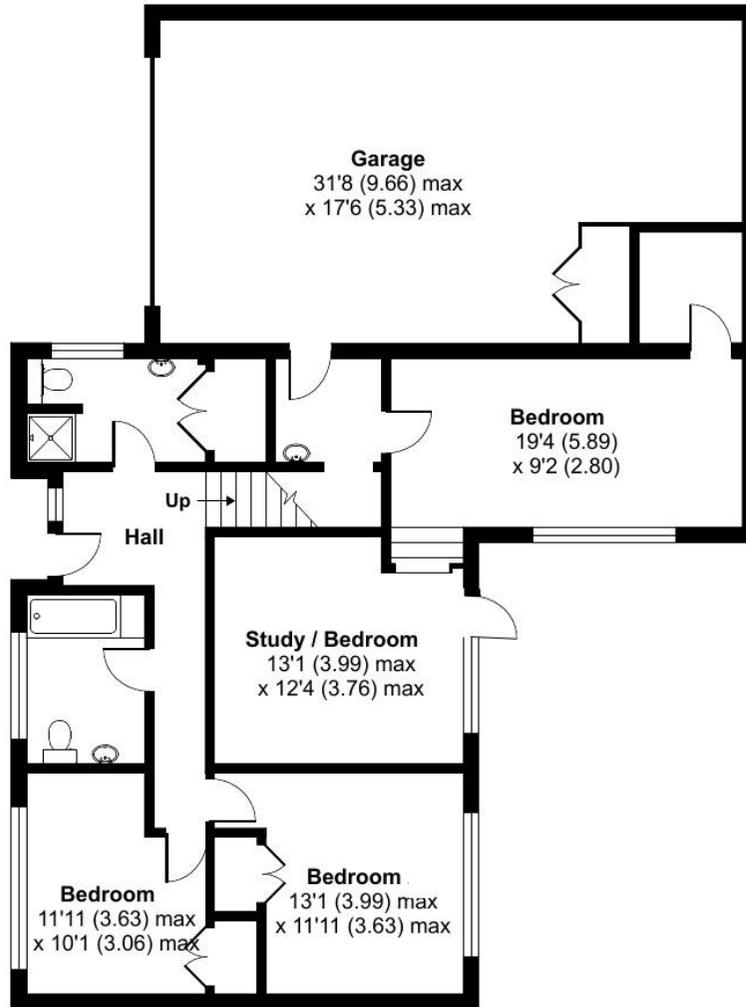
# Anstey Lane, Thurcaston, Leicester, LE7

Approximate Area = 1786 sq ft / 165.9 sq m

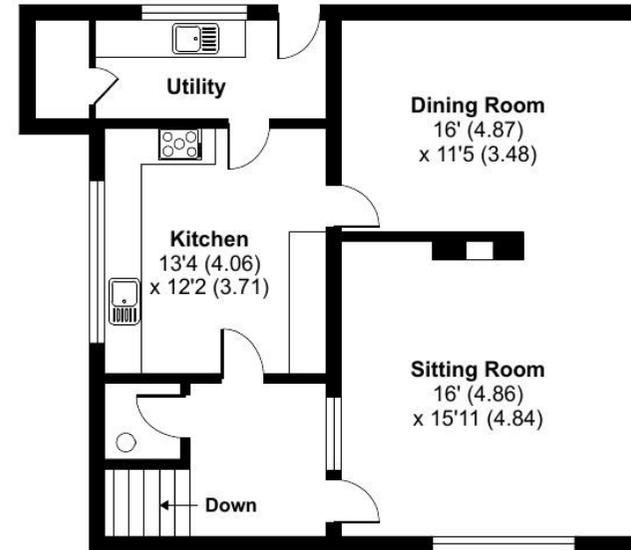
Garage = 560 sq ft / 52 sq m

Total = 2346 sq ft / 217.9 sq m

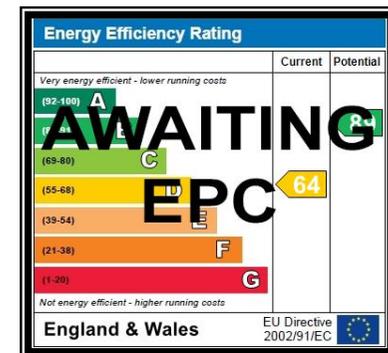
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesselicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

[jamesselicks.com](http://jamesselicks.com)



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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.

