

JAMES SELICKS

13 HOLMLEIGH GARDENS

THURNBY, LEICESTER, LE7 9QH

GUIDE PRICE: £485,000



Positioned on a quiet cul-de-sac with open fields to the rear, a stunning, four bedroom detached family home with the possibility to further extend (subject to planning).

Porch • entrance hall • inner lobby • store room • cloakroom • through lounge/dining room • sun room • breakfast kitchen • side lobby • four double bedrooms • bathroom • driveway • double garage • lawned rear gardens • EPC - D

Location

The villages of Thurnby and Bushby are located approximately five miles east of Leicester City Centre, and have good community spirit with amenities including a parish church, popular local pub and shopping amenities, and are surrounded by some of Leicestershire's most attractive rolling countryside.

Accommodation

The property is entered via a porch and uPVC door into a generous entrance hall housing the stairs to the first floor and providing access to an inner lobby with a store room off and a ground floor cloakroom with a two piece suite and a chrome heated towel rail. The through lounge/dining room has a window to the front elevation, a feature contemporary gas log effect fire with a polished limestone surround, inset ceiling spotlights and sliding patio doors leading into to the large sun room, of brick and uPVC construction with a door to the rear garden. The breakfast kitchen boasts a good range of eye and base level units and drawers, Corrian preparation surfaces and upstands, tiled splashbacks and an undermounted sink with mixer tap and window above, integrated dishwasher and Neff double oven, four-ring gas hob with stainless steel extractor unit over, inset ceiling spotlights, wood laminate flooring and a half glazed uPVC door to a side lobby with white appliance space, access to the garage and a uPVC door to the garden.

The first floor landing has a window to the side and houses an airing cupboard with Worcester combination boiler. The master bedroom has a window overlooking the rear garden, ceiling coving, part panelled walls and a good range of built-in wardrobes and drawers. Bedroom two has an excellent range of built-in wardrobes with part mirrored fronts, a vanity unit and drawers, ceiling coving and a window to the front. Bedroom three has a window to the front and built-in wardrobes with cupboards over. Bedroom four has a window to the rear and is currently used as an office, with a fitted desk.

Outside

The property is approached via a large block paved driveway providing ample car standing and access to the double garage with an electrically operated door. To the rear of the property are large gardens, mainly laid to lawn with porcelain patio entertaining areas and planted borders, abutting open fields.

Tenure: Freehold

Local Authority: Harborough District Council, **Tax Band:** D

Conservation Area: No.

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

Broadband delivered to the property: Full fibre, 680mbps.

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

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

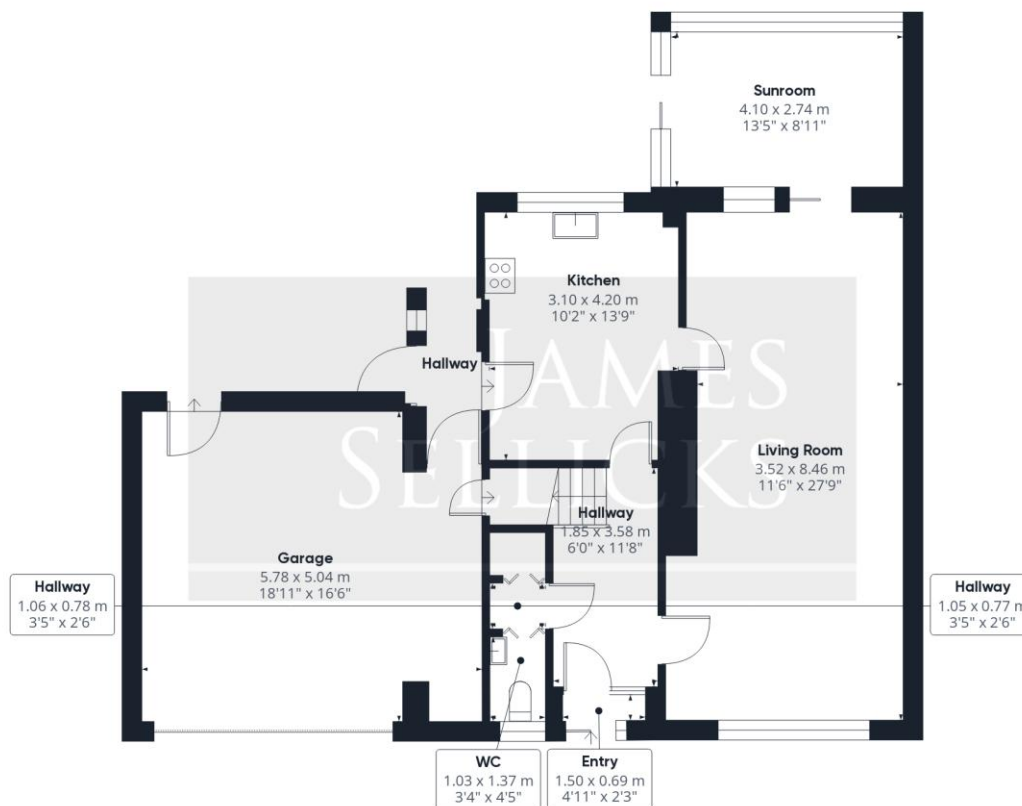
Accessibility issues : Two-Storey property, no accessibility modifications made.

Planning issues: None our Clients are Aware of.

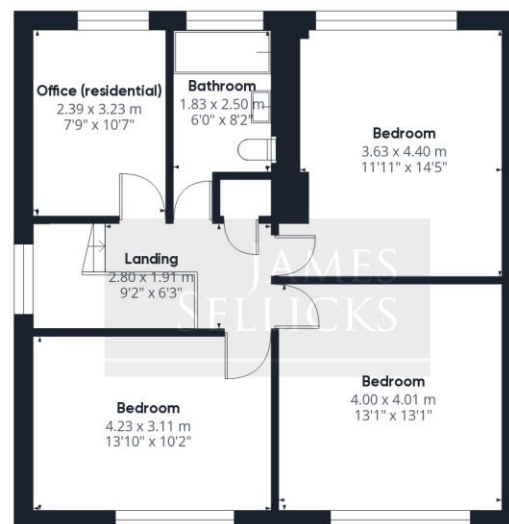








Floor 1



Floor 2

Approximate total area^m

161.28 m²

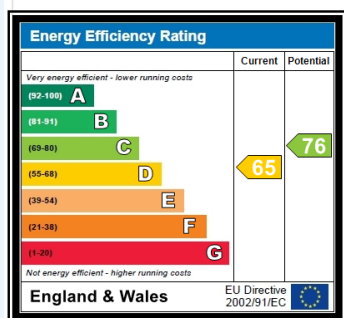
1736.02 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.

