

JAMES SELICKS

1 CHARNWOOD DRIVE

THURNBY, LEICESTERSHIRE
LE7 9PD

GUIDE PRICE £450,000



Beautifully refurbished and thoughtfully upgraded by the current owners, this impressive detached home occupies a generous corner plot and benefits from a recently constructed double garage and gated driveway to the rear.

Porch • entrance hall • boot room • ground floor wet room • front reception room • extended rear sitting room open to breakfast kitchen • utility room • three bedrooms • refitted bathroom • boarded loft room • driveway • enclosed Astroturf side garden • rear patio • rear shaped lawned gardens • double garage • EPC - E

Location

Charnwood Drive is tucked just off Station Road in the sought-after village of Thurnby, a location that blends convenience with community. Families will appreciate the highly regarded local schools, while everyday shopping is available closeby, along the Uppingham Road. The city centre, with its professional quarters and mainline railway station is also within easy reach, making it an ideal spot for both work and leisure.

Accommodation

The property is approached via a uPVC entrance door opening into a welcoming porch and hallway with Parquet flooring, flowing through to an extended boot room housing the boiler cupboard. A useful ground floor wet room provides a low flush WC, wash hand basin with storage beneath, rainforest shower and underfloor heating. To the front, the reception room features a raised contemporary fireplace with a Limestone surround.

The extended rear sitting room offers a cosy cast-iron log burner, exposed brick chimneybreast and bi-fold doors leading onto the garden. The stylish breakfast kitchen is fitted with a range of modern units, two Zanussi ovens, a five-ring induction hob with contemporary extractor, microwave, breakfast bar, and integrated dishwasher. A sliding door leads to a utility room with additional storage and space for laundry appliances.

The first-floor landing provides access to three well-proportioned bedrooms and a refitted family bathroom featuring a four-piece suite with underfloor heating comprising a low flush WC, a trough sink with drawers beneath, a freestanding rolltop bath and a corner shower cubicle with fixed and flexible showerheads. A loft ladder leads to a useful boarded loft room.

Outside

The property offers a gated front driveway (with planning permission granted for a dropped kerb), landscaped Astroturf gardens, and extensive paved entertaining areas with steps leading to a shaped lawn. To the rear, a sliding security gate opens to a block-paved driveway and double garage with electric sectional door.

Tenure: Freehold. **Local Authority:** Harborough District 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: Full fibre, 521mbps.

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.

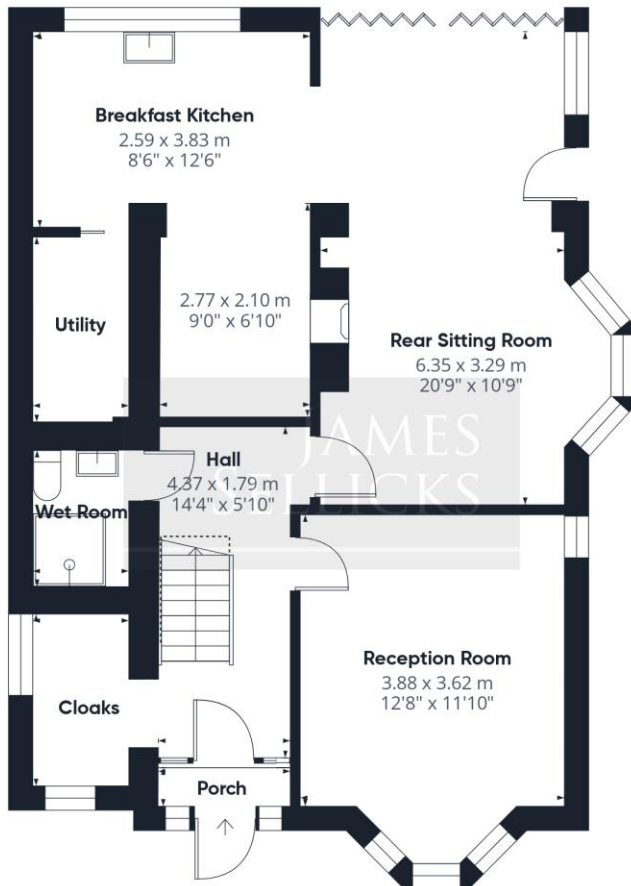




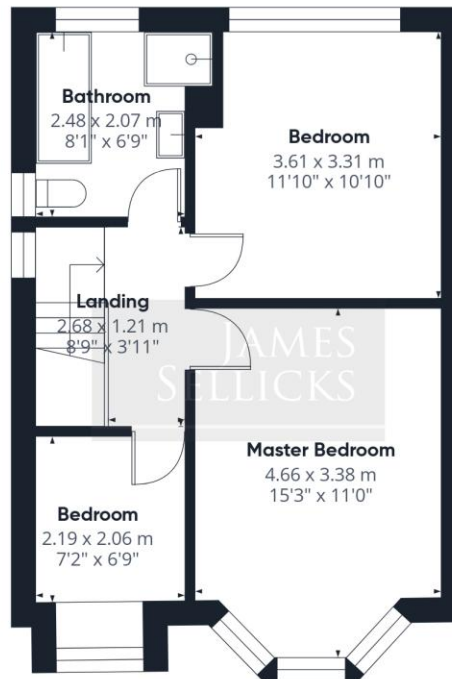








Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

148.1 m²
1594 ft²

Reduced headroom

1.1 m²
12 ft²

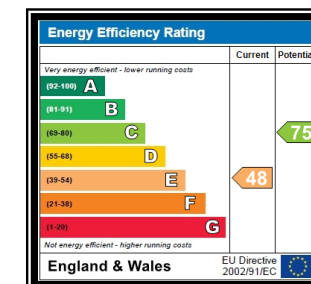
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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.

