

JAMES
SELICKS

3 FOXGLOVE AVENUE
THURNBY



SALES LETTINGS SURVEYS MORTGAGES



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3 Foxglove Avenue

Thurnby
Leicester
LE7 9TX

An immaculately presented, three bedroom detached property, sitting on an unusually large plot, offering spacious accommodation with excellent parking and a garage.

Security alarm system | entrance hall | cloakroom | breakfast kitchen | lounge/diner | three bedrooms | bathroom | front garden | side driveway | large single garage | good-sized rear gardens | EPC - B

LOCATION

The village of Thurnby lies approximately five miles due east of Leicester city centre, providing convenient access to the professional quarters, with the market towns of Uppingham, Oakham and Market Harborough being only a short distance away. The village itself offers a Parish Church, village hall, public house, popular village primary school filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby, with private education found at nearby Great Glen with the Leicester Grammar School and Stoneygate Preparatory School. The village is flanked by some of Leicestershire's most attractive rolling countryside.

ACCOMMODATION

The property is entered via a composite front door with glazed inserts into an entrance hall with a window to the front elevation and laminate flooring, housing the stairs to the first floor. A ground floor cloakroom with a window to the front elevation provides a low flush WC and wash hand basin. The kitchen has a uPVC bay window to front elevation and boasts an excellent range of Shaker style eye and base level units and soft-closing drawers with ample preparation surfaces,

a one and a quarter bowl stainless steel sink and drainer unit, plumbing for automatic dishwasher and washing machine, an AEG stainless steel four-ring hob with over beneath, tiled splashback and stainless steel extractor hoover over, space for a fridge-freezer, matching cupboard housing the Potterton wall mounted boiler, spotlights, tiled floor. The lounge/diner has a useful understairs storage cupboard and a uPVC double glazed window and French doors to the rear elevation.

To the first floor a landing provides loft access. The master bedroom has a uPVC double glazed window to the rear elevation with far-reaching field views. Bedroom two has a uPVC double glazed window to the front elevation. Bedroom three has a uPVC double glazed window to the rear elevation. The bathroom has a uPVC window to the front elevation, a panelled bath with glass shower door and shower over, pedestal wash hand basin, low flush WC, heated towel rail, electric shaver point, part tiled walls and a built-in storage cupboard.

OUTSIDE

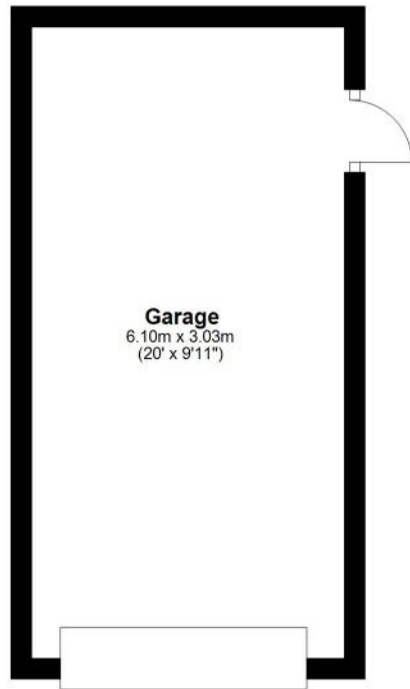
To the front of the property is a front garden with tarmac driveway to the side providing car standing for upto three cars leading to a brick built detached garage with up and over door, power and lights and personal door to the rear. Gated side access leads to the good-sized rear gardens, mainly laid to lawn with a patio entertaining area, raised flowerbeds, an outside tap, gravelled borders and fenced boundaries.

DIRECTIONAL NOTE

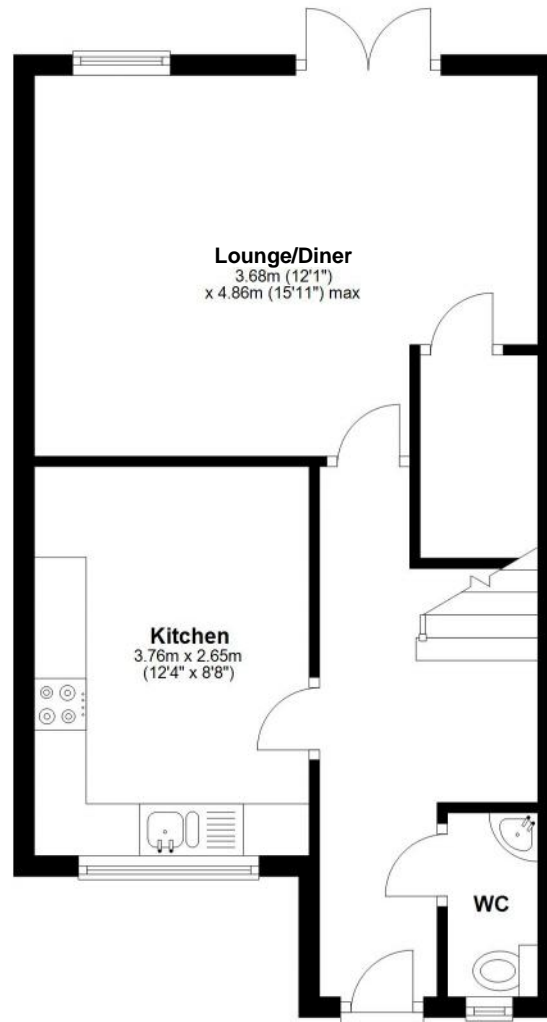
Proceed out of Leicester via the A47 Uppingham Road in an easterly direction. Upon entering the village of Thurnby turn left onto Station Road, eventually right into Pulford Drive and left onto Foxglove Avenue where the property can be located on the left hand side as indicated by the Agent's "For Sale" sign.







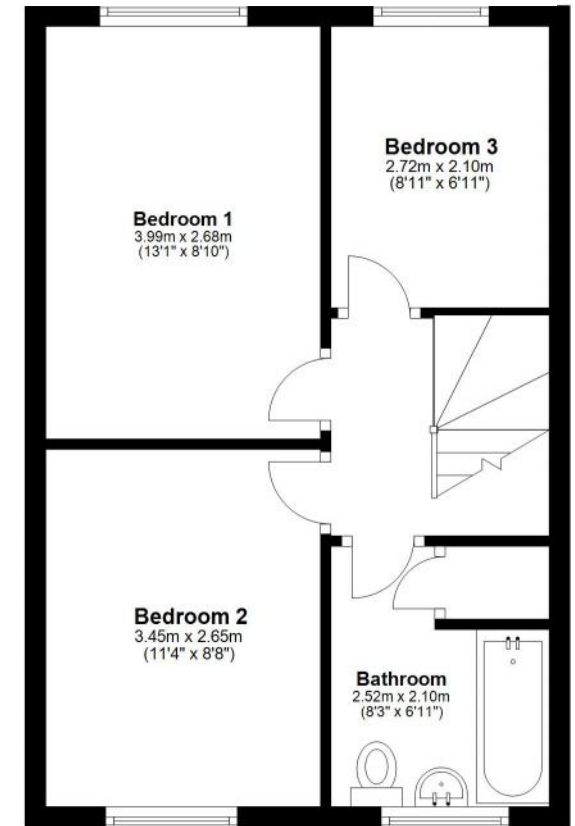
Garage
6.10m x 3.03m
(20' x 9'11")



Lounge/Diner
3.68m (12'1")
x 4.86m (15'11") max

Kitchen
3.76m x 2.65m
(12'4" x 8'8")

WC

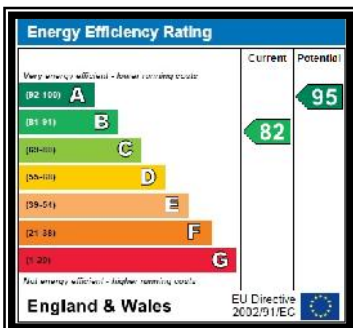


Bedroom 1
3.99m x 2.68m
(13'1" x 8'10")

Bedroom 3
2.72m x 2.10m
(8'11" x 6'11")

Bedroom 2
3.45m x 2.65m
(11'4" x 8'8")

Bathroom
2.52m x 2.10m
(8'3" x 6'11")



3 Foxglove Avenue, Thurnby, Leicester LE7 9TX

Total Approximate Gross Internal Floor Area = 820 SQ FT / 76 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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