



# READINGS

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Foxglove Avenue  
Thurnby, Leicester, LE7 9TX

**Offers Over £335,000**



## Foxglove Avenue

Thurnby, Leicester, LE7 9TX

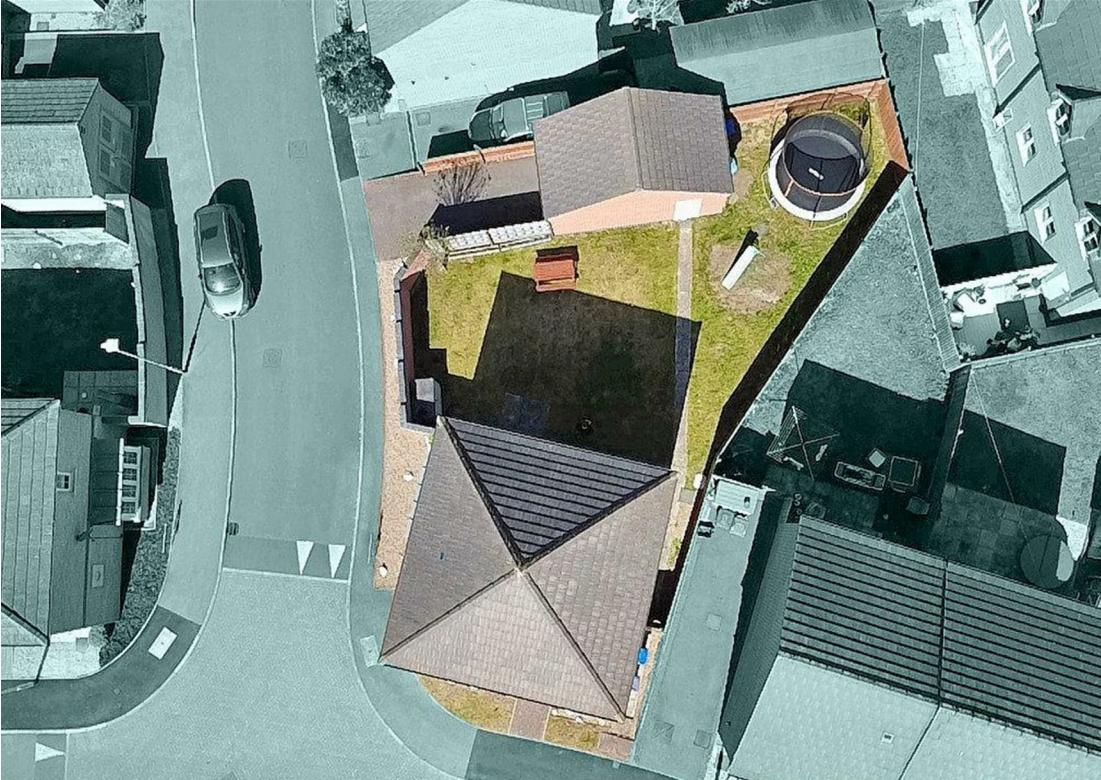
Sitting on a fantastic corner plot with a surprisingly large rear garden, this modern detached family home in the ever-popular area of Thurnby is bound to get a lot of attention—especially with its location in the catchment for highly regarded schools.

Step inside and you'll find a welcoming entrance hall with a handy storage cupboard, a downstairs WC and a spacious lounge/dining room featuring a bay window to the side and French doors leading out to the garden. The kitchen offers plenty of storage and workspace too.

Upstairs, there are three bedrooms. The main bedroom benefits from its own en suite and there's also a separate family bathroom.

Outside, there's a tidy garden to the front and side, plus a driveway and garage located at the rear. And the real highlight? That generously sized rear garden—much bigger than you'd expect and ideal for family life. And that's not all! The current owners have already secured planning permission for a two-storey extension at the rear, just in case future owners want to create more space.

Viewings are highly recommended—this one won't be around for long!





## Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: D

Type of Construction: Standard

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low

Annual Estate Management Charge If Applicable:

The property is being sold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

## Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



## Anti Money Laundering

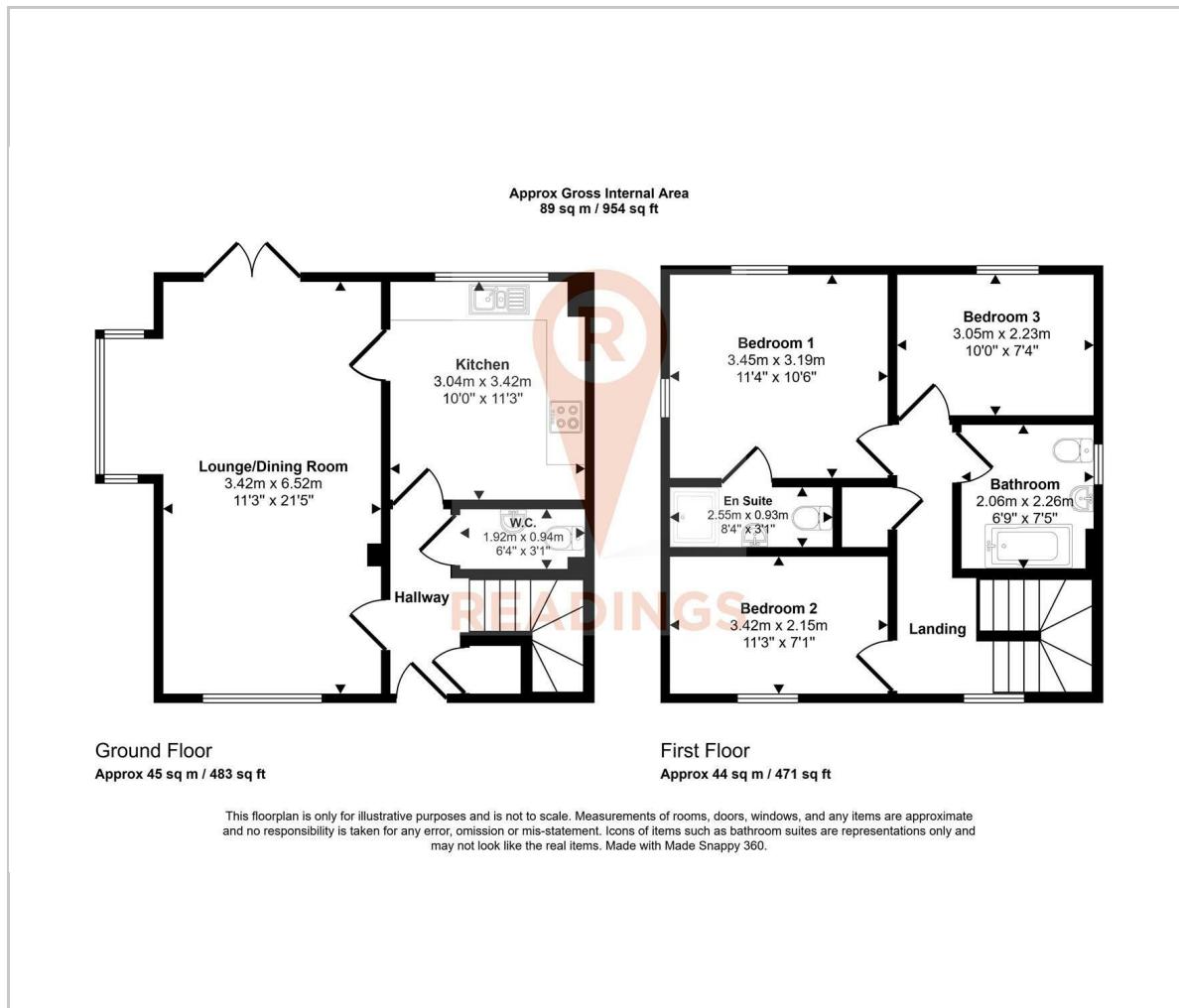
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.



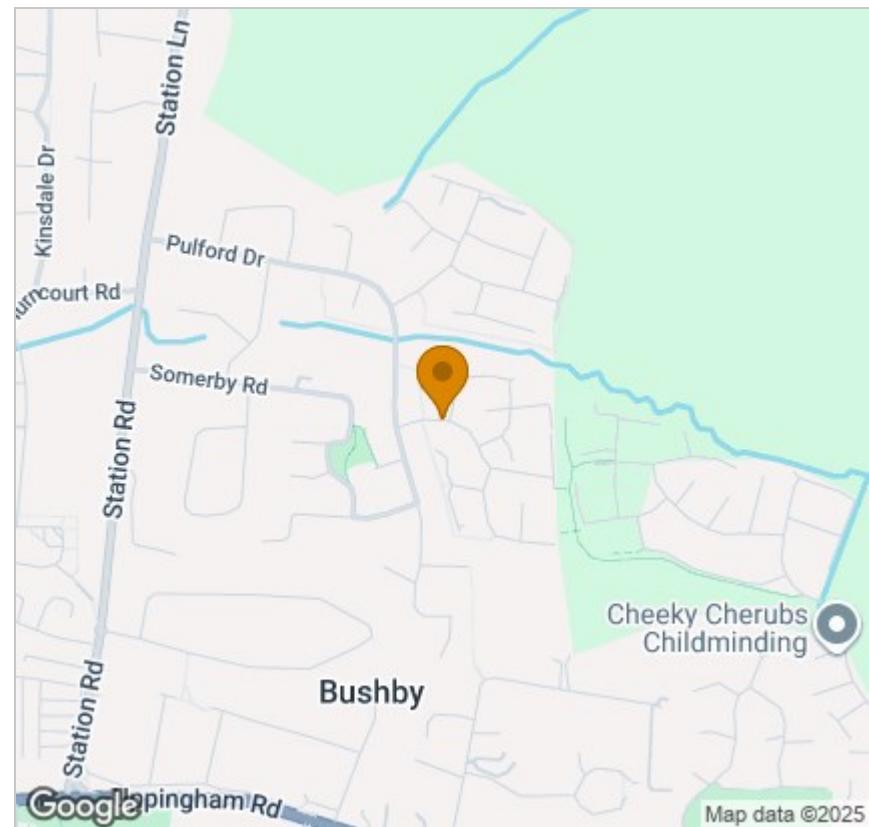
## Floor Plan



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

