



# READINGS

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Pulford Drive  
Thumby, LE7 9UQ

**£475,000**



## Pulford Drive

, Thurnby, LE7 9UQ

Offered for sale in excellent condition, this spacious and well-appointed four-bedroom detached family home occupies a generous plot and offers beautifully presented accommodation throughout.

The property benefits from an attractive front garden, a driveway providing off-road parking and a much larger than average rear garden which has been professionally landscaped by an award-winning garden designer.

The accommodation begins with a welcoming entrance hall, a convenient downstairs WC, a spacious lounge and a separate dining room — both of which overlook the attractive rear garden.

The kitchen, positioned at the front of the property, is well proportioned and thoughtfully designed. It features a breakfast bar, an abundance of storage, high-quality base and wall-mounted units, elegant Brazilian granite worktops and Travertine floor tiles. A generously sized utility room continues the same stylish design as the kitchen, offering additional practicality.

Upstairs, there are four well-proportioned bedrooms along with a recently refitted shower room, finished to a high standard and complete with marble wall and floor tiles.

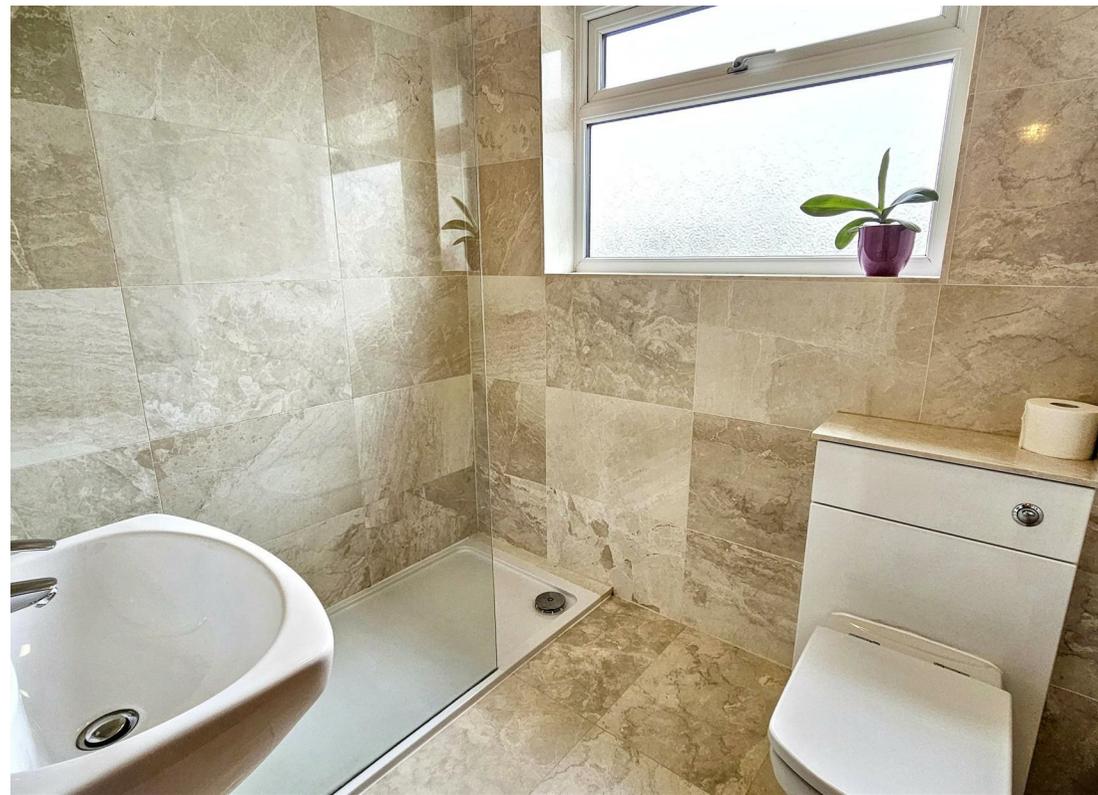
The property also offers excellent potential to extend the first-floor accommodation over the garage, subject to the necessary planning permissions and consents.

As previously mentioned, the rear garden is a true highlight of the home — beautifully landscaped with thoughtfully designed borders and well screened with mature hedging to the rear, creating a private and peaceful outdoor space.

A double garage completes the property, featuring two up-and-over doors to the front and a courtesy door to the rear. The boiler is also housed within the garage.

Offered to the market for the first time since it was built over 40 years ago, this fantastic family home is located within the catchment area for highly regarded schools, including Beauchamp College in Oadby, and is certain to attract strong interest





## 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: None

Annual Estate Management Charge If Applicable: n/a

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.

## 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.

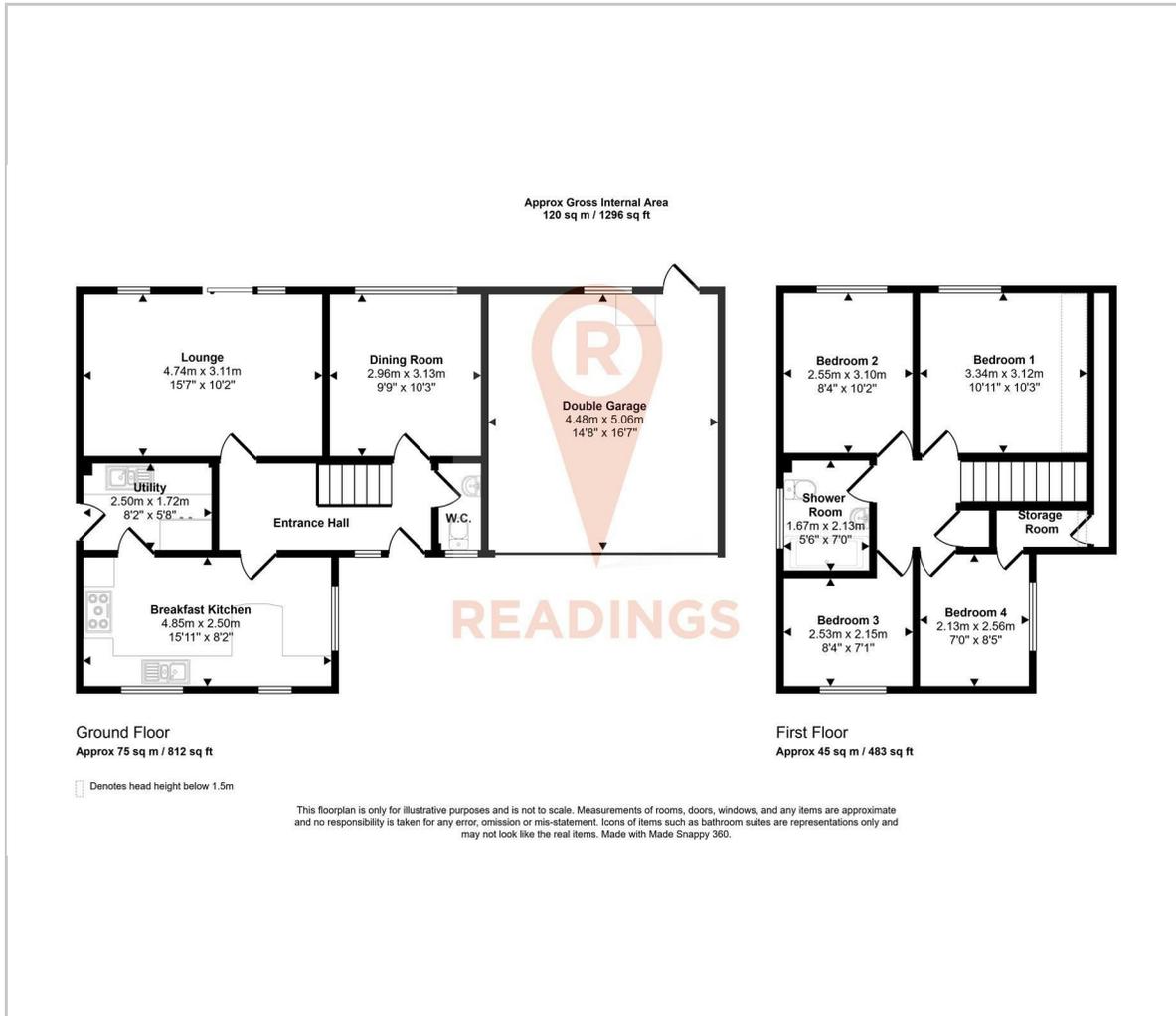
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

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.

## 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.

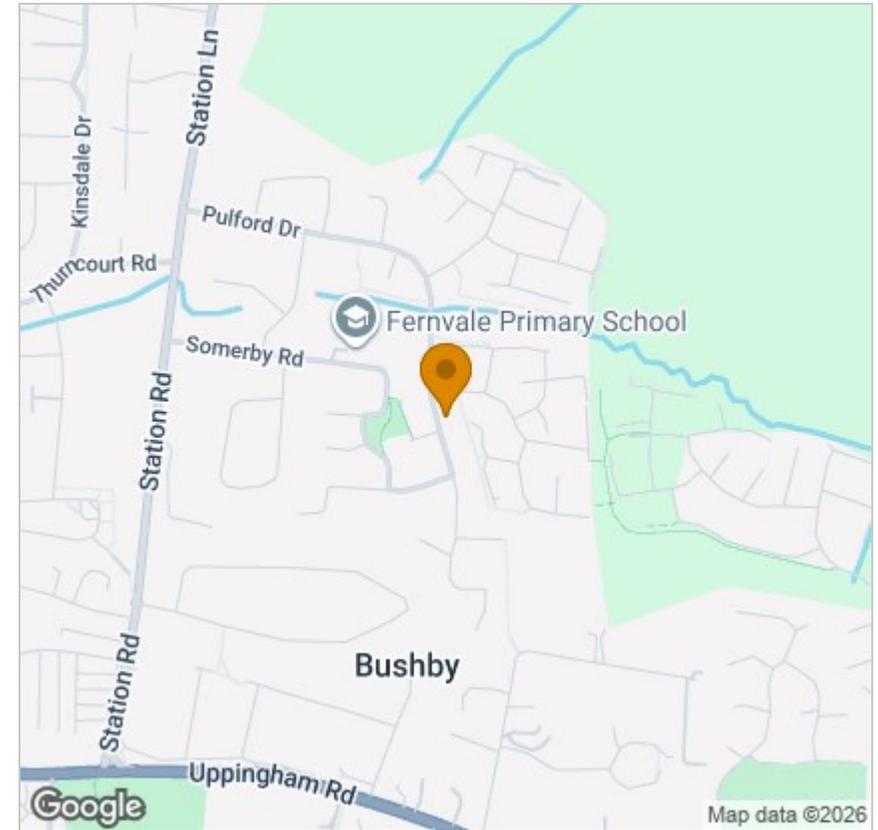
## Floor Plan



## 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

