



1 Dent Drive

Thurmaston, Leicester, LE4 8NY

Price Guide £500,000

*** GUIDE PRICE - £500,000-£525,000 ***

Situated within a quiet cul-de-sac position, this impressive five-bedroom detached family home was built in 2014 and offers spacious, well-planned accommodation ideal for modern family living. The property enjoys a generous plot with ample parking, a detached double garage complete with EV charging point, and an attractive wraparound garden.

The accommodation benefits from double glazing and gas-fired central heating throughout. A welcoming reception hall provides access to the ground floor, which comprises a downstairs WC, a comfortable living room, a versatile study, and a formal dining room. To the rear, the heart of the home is the open-plan breakfast kitchen, fitted with stylish shaker-style units and finished with porcelain tiled flooring. French doors open directly onto the rear garden, while a separate utility room offers additional convenience and access to the side of the property.

To the first floor, the principal bedroom enjoys a private en-suite shower room, complemented by four further well-proportioned bedrooms and a sleek family bathroom.

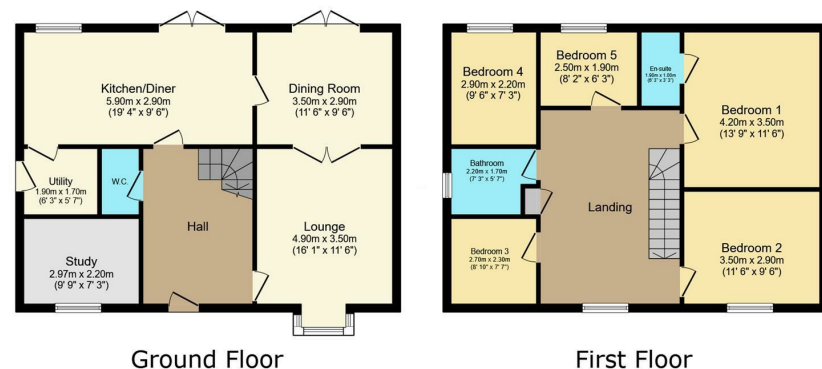
- Five Bedroom Executive Detached House
- Three Reception Rooms
- Cul-De-Sac Location
- Breakfast Kitchen
- Dining Room
- Lounge
- Study/ Playroom
- Popular Location & Close To Amenities
- Double Garage & Ample Parking
- EV Charging Point

Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.ProperPlan.co.uk



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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