



22 Hogarth Road

Thurcaston, Leicester LE4 2SA

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Property at a glance:

- Modern detached home
- Four bedrooms
- Two reception rooms
- Conservatory
- Kitchen and utility room
- Ground floor WC
- En-suite to master bedroom
- Family bathroom
- Off road parking
- Garage
- Situated close in a cul-de-sac close to green space

£365,000



This spacious four double bedroom detached family home is situated in a great position at the end of a cul-de-sac with green space at the side and offers well appointed, gas centrally heated, modern UPVC double glazed accommodation to include two reception rooms, conservatory, kitchen, utility room and ground floor WC, spacious master bedroom with en-suite, family bathroom, good size enclosed rear garden and fantastic frontage offering parking for multiple vehicles.

GENERAL INFORMATION

Thurcaston is well known for its popularity in terms of convenience for ease of access to the aforementioned City centre, as well as the market towns of Loughborough, Melton Mowbray, Ashby-de-la-Zouch and Coalville, the East Midlands International Airport at Castle Donington, the A46\M1\M69 major road network for travel north, south and west, and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

The adjacent village of Birstall offers a good range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including a fine eighteen hole parkland golf course at the Birstall Golf Club, and regular bus services to the Leicester City centre.

EPC RATING

We are awaiting the EPC for this property.

FRONTAGE

The property occupies a fantastic plot situated to the corner of the cul-de-sac with the substantial frontage offering parking for several vehicles and potential for further parking for several more due to the large lawned space which could easily be converted to further parking if required. A pedestrian pathway leads across the front boundary to a large open green/wildlife and conservation space to the property's side. A gated access to the left hand side leads to the rear garden with a further gated access leading to a covered storage area.

ENTRANCE HALL

The entrance hall is a spacious area having plenty of room for coat pegs and shoe storage and with oak





plank flooring throughout, mahogany effect UPVC double glazed door to the front elevation, intruder alarm control keypad, radiator, two pendant light points and coving, doors off to the lounge and dining room, stairwell to the first floor and useful built-in general store to the corner of the room.

LOUNGE

5.41m x 3.52m (17'9" x 11'7")

Having two central heating radiators and UPVC double glazed window to the front elevation, Adam style fireplace with feature fire inset, oak plank flooring and access door to the hallway with a set of double, multi paned doors then leading rearwards

to:

DINING ROOM

3.86m x 2.64m min (12'8" x 8'8" min)

Again with oak plank flooring throughout and recess with entrance door leading into the hallway, UPVC oriel bay window with deep sill to the side elevation, central heating radiator, double glazed patio doors leading to the conservatory and open way at the side off to the kitchen.

CONSERVATORY

3.28m x 2.82m max (10'9" x 9'3" max)

With light oak effect laminate floor and brick base, french doors to side and UPVC double glazed

windows to three elevations, fan light point and opaque polycarbonate roof.

KITCHEN

3.13m x 2.84m (10'3" x 9'4")

With contemporary grey finish units to both sides of the room, contrasting tiles to both floor and walls, space for upright fridge/freezer, AEG five ring gas hob, space for dishwasher and one and a quarter bowl sink with drainer and mixer, in-built mid height multi function oven, ceiling light point and UPVC double glazed window overlooking the rear garden. A door leads off to:

UTILITY ROOM

1.45m x 1.52m (4'9" x 5'0")

With modern wall mounted Worcester GreenstarRi central heating boiler, adjacent controls for hot water and central heating, space for washing machine, stainless steel sink with drainer and mixer, base and eye level units for storage, tiling, strip lighting, UPVC double glazed door to the side, tiled floor to match the kitchen and door off to:

GROUND FLOOR WC

1.29m x 1.13m max (4'3" x 3'8" max)

With a light coloured suite comprising corner wash basin and close coupled WC, radiator, ceiling light point and coving, tiled floor, obscure UPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING

4.71m x 1.81m (15'5" x 5'11")

The first floor landing is a spacious first floor reception area with decorative obscure double glazed window to the side elevation within the half landing area and the landing itself has a large loft access hatch, ceiling down-lights, coving and access doors off to all four double bedrooms and the family bathroom, two further doors lead to a useful store









and to a good sized airing cupboard with linen shelving and pre-lagged hot water cylinder.

MASTER BEDROOM

4.56m x 3.52m (15'0" x 11'7")

Having a quadruple size wardrobe recess, coved ceiling and light point, radiator and UPVC double glazed window affording a pleasant aspect to conservation space to the front elevation. A door leads off to:

EN-SUITE SHOWER ROOM

1.61m x 2.16m max (5'3" x 7'1" max)

Having shower tray with tiling and Mira shower unit, low flush WC, pedestal wash basin, partial tiling, tiled floor, ceiling light point, coving and decorative obscure UPVC double glazed window to the side elevation.

BEDROOM TWO

3.26m x 3.19m (10'8" x 10'6")

Plus double wardrobe recess having sliding doors, coved ceiling with light point, central heating radiator and UPVC double glazed window to the front elevation.

BEDROOM THREE

3.96m x 2.61m (13'0" x 8'7")

Having double glazed window to the rear elevation, central heating radiator and ceiling light point.

BEDROOM FOUR

3m max x 2.93m (9'10" max x 9'7")

With ceiling light point, coving, central heating radiator and UPVC double glazed window to the rear elevation which as with bedroom three overlooks the garden and green space/wildlife area to the right hand boundary.

FAMILY BATHROOM

2.07m x 2.94m max (6'9" x 9'8" max)

The room has a three piece suite comprising panelled bath with shower mixer, full height tiling, pedestal wash basin and close coupled WC with dado height tiling, radiator, coved ceiling with extractor fan and light point, decorative obscure UPVC double glazed window to the rear elevation.

GARAGE

The integral garage has an up and over door to front and separate door to side, internal lighting and power.

REAR GARDEN

The rear garden has a paved patio space to the immediate rear with a paved pathway to the side

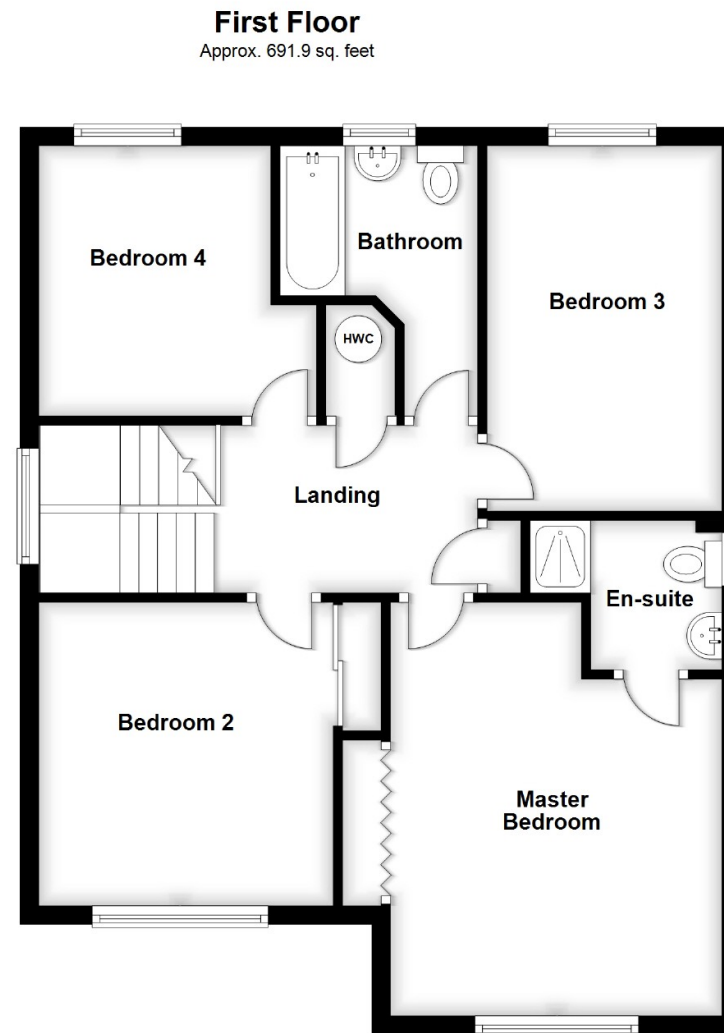
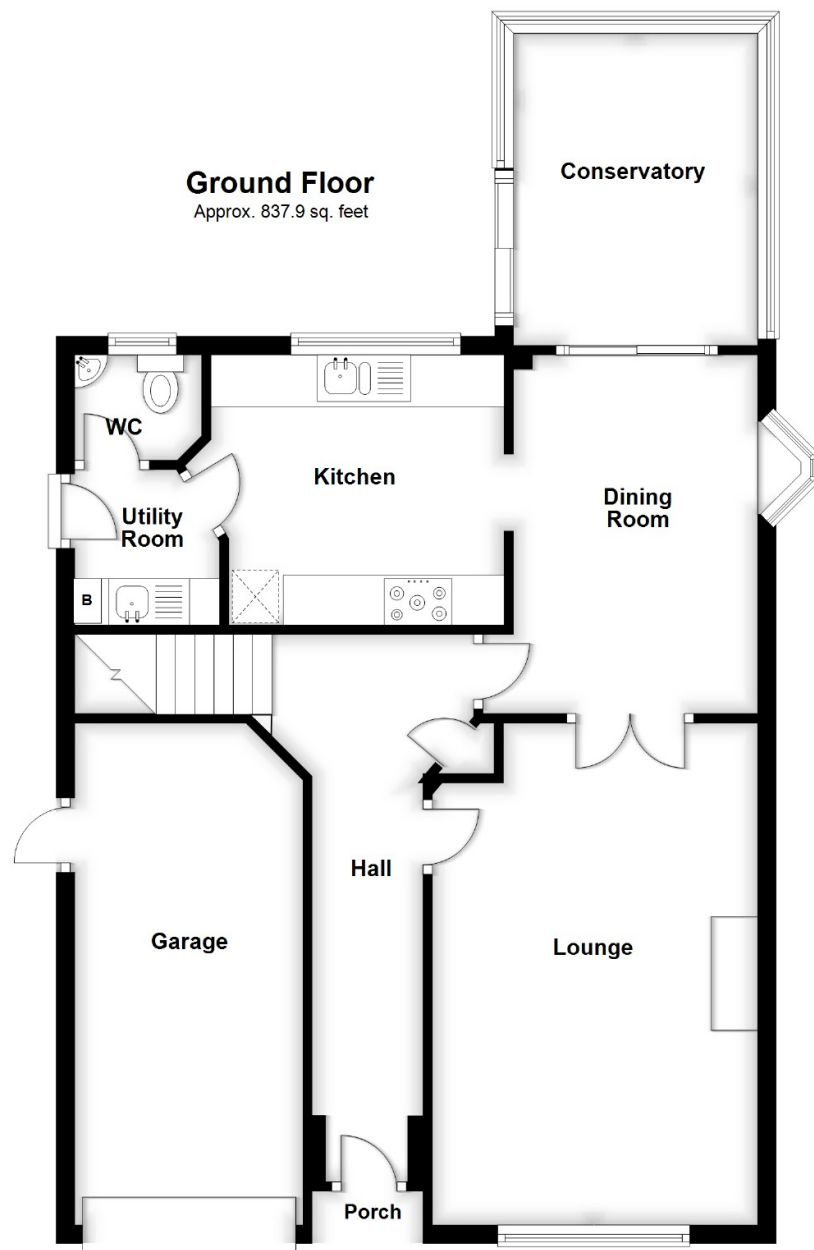
leading to the utility room and garage doors. The remainder of the garden is laid to lawn with a further circular patio space to the right hand side and space for a timber garden store.

DIRECTIONS

From Loughborough proceed on the A6 towards Leicester and continue over the traffic island with the A46. Head towards Birstall and at the main traffic light junction turn right into Greengate Lane. Continue for some distance and then turn right at the T-junction into Ashton Green. At the next traffic island turn right into Bevan Road and then first right into Hogarth Road where the property can be identified by our For Sale board on the left hand side.

PROPERTY INFORMATION QUESTIONNAIRE

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor.



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