

29 HOLLIES WAY

THURNBY, LEICESTERSHIRE



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SELICKS**

ESTATE AGENTS & CHARTERED SURVEYORS

SALES LETTINGS SURVEYS MORTGAGES

29 Hollies Way

Thurnby
Leicestershire
LE7 9RL

Situated on this highly regarded road on the Bushby / Thurnby borders, a significantly extended four bedroom detached family home.

Entrance porch | sitting room | extended dining room | kitchen | utility room | WC | four bedrooms | bathroom | driveway | single garage | beautifully maintained gardens | EPC-D

LOCATION

Hollies Way is conveniently located for access to the city centre being five miles to the west. It is a popular village with St. Luke's primary school, parish church, public house and Co-Op and is surrounded by some of Leicestershire's most attractive countryside.

ACCOMMODATION

The property has an entrance porch leading to a uPVC double glazed front door with windows to sides, glazed inner door the sitting room with gas living flame effect and a uPVC double glazed bay window to the front elevation. The extended dining room has a uPVC double glazed bay window to the rear elevation and double doors to the side elevation.

The kitchen has a range of beech effect eye and base level units and drawers, integrated dishwasher, stainless steel one and a quarter bowl sink with mixer tap over, Neff double oven, integrated fridge and freezer, tiled flooring, pantry cupboard and a uPVC double glazed window to the rear elevation. The utility room has eye and base level units with a stainless steel sink with mixer taps over, plumbing for an

automatic washing machine and space for a condenser dryer, Baxi wall mounted boiler, tiled flooring and a uPVC double glazed window to rear elevation and door to side elevation. A WC has a low flush WC and a uPVC double glazed window to the side elevation.

Stairs rise to the first floor landing with airing cupboard. Bedroom one has built in wardrobes and a uPVC double glazed window to the front elevation. Bedroom two has built in wardrobes, wash hand basin with cupboard under and a uPVC double glazed window to the rear elevation. Bedroom three has two uPVC double glazed windows to the front elevation. Bedroom four has built in wardrobes with shelving units and a uPVC double glazed window to the rear elevation. Completing the accommodation is the family bathroom with a white three piece suite comprising an enclosed WC, inset wash hand basin, bath with shower over, chrome heated towel rail and a uPVC double glazed window to the rear elevation.

OUTSIDE

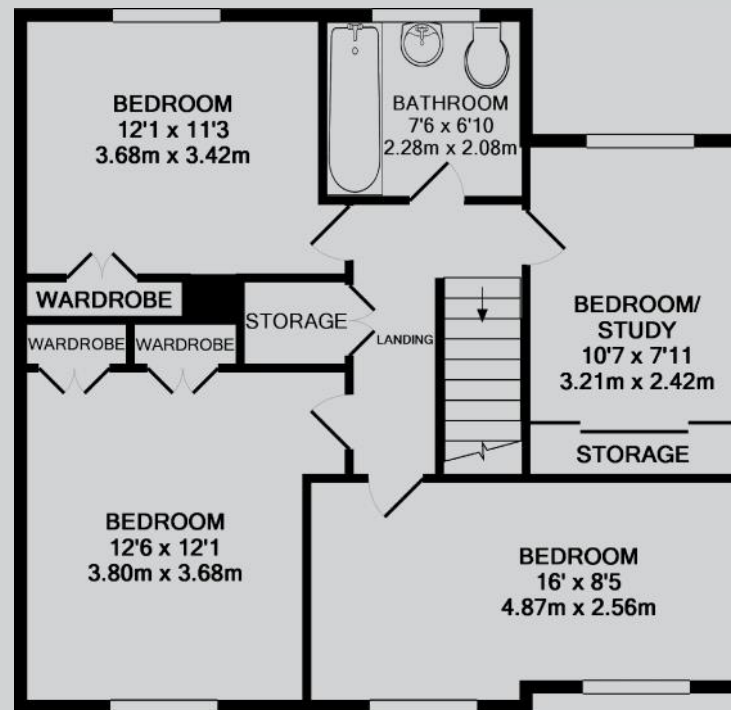
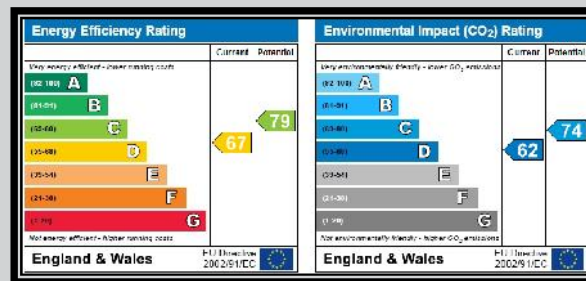
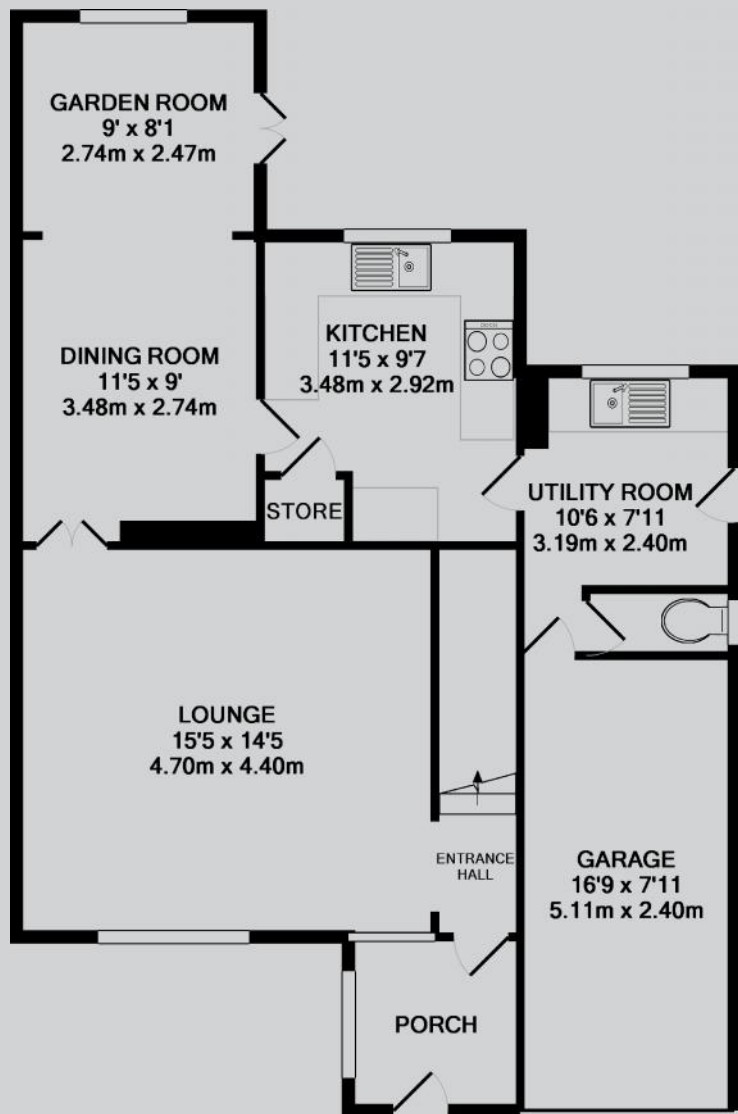
To the front of the property are attractive lawned gardens with mature borders, tarmac driveway providing access to a single garage with electrically operated door. To the rear of the property are shaped lawned gardens with paved patio areas with well stocked borders.

DIRECTIONAL NOTE

Proceed out of Leicester on the A47 Uppingham Road in an easterly direction passing over the traffic light complex with Station Lane, eventually taking a right hand turn into Main Street. Continue along this road eventually taking a right hand turn into Hollies Way where the property may be found on the left hand side.







29 Hollies Way, Thurnby, Leicestershire LE7 9RL
 Total Approximate Gross Internal Floor Area = 1429 SQ FT / 132.8 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.