



fw. Fothergill Wyatt
Estate Agents and Chartered Surveyors

Plot 9 The Cuttings,
Leicester, LE7 9QZ
£350,000





Situated within the popular East Leicestershire village of Thurnby is this brand new four bedroom detached family home. Finished to a high standard the property briefly comprises of a welcoming entrance hall, downstairs WC, living room, large kitchen diner, four double bedrooms, the master benefitting from an ensuite, family bathroom, private, south facing rear garden, driveway and garage. The village of Thurnby is highly sought after and provides easy access to the City Centre and surrounding countryside as well as boasting a wealth of local amenities and excellent schooling.

- Brand New Build
- Four Bedroom Detached Home
- Large Kitchen Diner
- Underfloor Heating
- Private Rear Garden
- South Facing Rear Garden
- No Upward Chain

Entrance Hall

Accessed via composite front door with glazed insert, ceiling light point, decorative ceiling coving, stairs rising to first floor, under floor heated laminate flooring, ogee skirting and timber doors to ground floor accommodation.

Downstairs WC

Ceiling light point, decorative ceiling coving, obscure double glazed uPVC window to front elevation, two piece suite comprising low flush WC and ceramic wash hand basin with mixer tap over and vanity unit, under floor heated laminate flooring and ogee skirting boards.

Lounge

11'10" x 16'2" (3.63m x 4.95m)
Inset ceiling spotlights, decorative ceiling coving, uPVC double glazed window to front elevation, TV point, underfloor heated laminate flooring and ogee skirting.

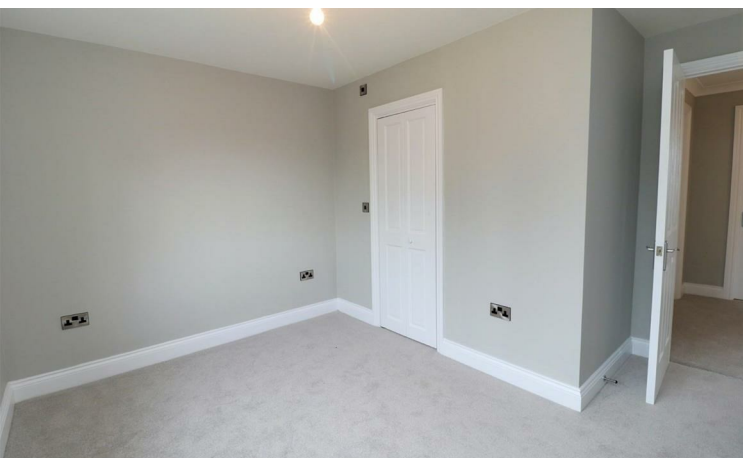
Kitchen Diner

22'4" x 11'0" (6.83m x 3.37m)
Inset spotlights, decorative ceiling coving, fully fitted contemporary gloss kitchen with a full range of wall and base units, integrated electric oven, recess and plumbing for washing machine, Worcester Bosch combi boiler, worktops with inset stainless steel sink and drainer with mixer tap over, four ring electric hob with extractor hood over, stainless steel splashback, timber door in to storage cupboard, uPVC double glazed windows and French doors to rear garden and underfloor heated laminate flooring.

Master Bedroom

11'10" x 11'0" (3.63m x 3.37m)
Ceiling light point, uPVC double glazed window to rear elevation, radiator and door to:





Ensuite

Ceiling light point, obscure double glazed window to side elevation, three piece suite comprising low flush WC, ceramic wash hand basin with chrome mixer tap over and vanity, enclosed shower with glass doors and ceramic tray, ceramic wall tiles and tiled floor.

Bedroom Two

12'8" x 8'10" (3.87m x 2.71m)

Ceiling light point, uPVC double glazed window to front elevation, radiator and door to:

Jack & Jill Bathroom

6'10" x 7'4" (2.10m x 2.24m)

Ceiling light point, three piece suite comprising low flush WC, wall hung ceramic wash hand basin with chrome mixer tap over, panelled bath with shower over and glass screen, part tiled walls and tiled flooring.

Bedroom Three

10'5" x 11'0" (3.20m x 3.37m)

Ceiling light point, uPVC double glazed window to rear elevation and radiator.

Bedroom Four

9'8" x 6'11" (2.96m x 2.12m)

Ceiling light point, uPVC double glazed window to front elevation and radiator.

Garden

To the front of the property is a paved pathway leading to the front door with iron fencing, a lawned area and a tarmacked driveway leading to a detached garage providing off road parking. To the rear is a private, south facing garden with a block paved patio and steps to a large lawn with timber fence surround.

Directional Note

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction. Upon approaching the village of Bushby take a left hand turn at the traffic lights into Station Road, taking a right hand turn on to Somerby Road, turning right on to Stirling Drive and continue on to The Cuttings where the property can be found on the left hand side. Sat Nav Ref: LE7 9QZ.

Viewings

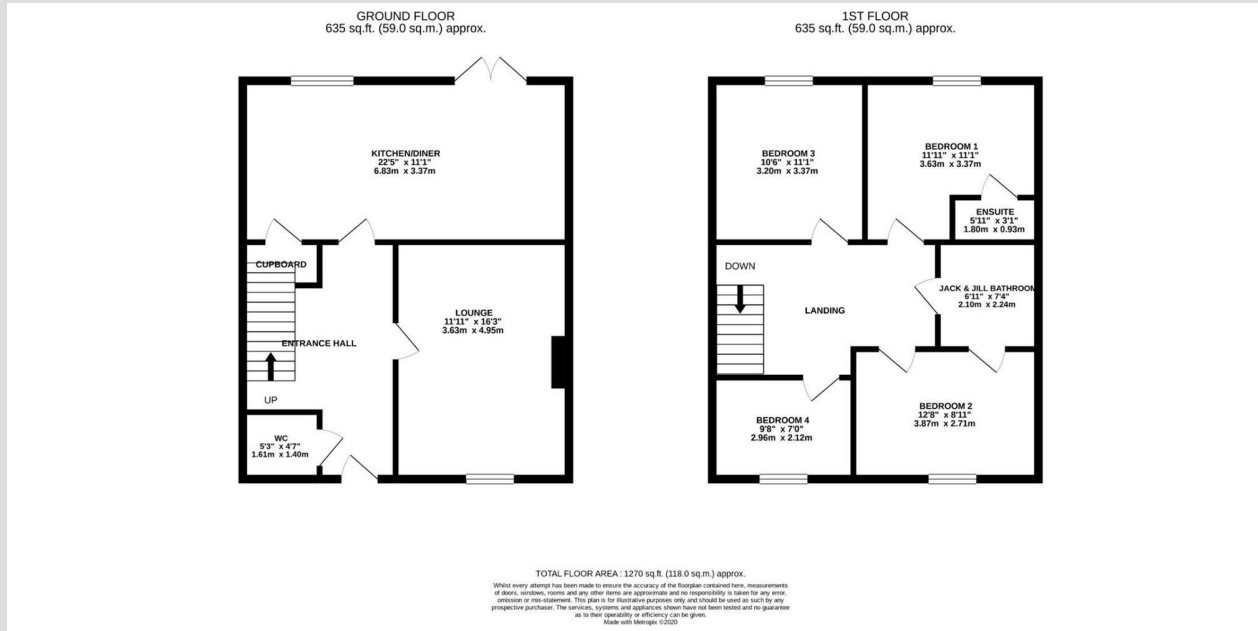
Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com.

Directions

SAT NAV: LE7 9QZ



Floorplans & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			94
(81-91) B		85	
(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 2002/91/EC	





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