

# 59 STATION ROAD

THURNBY, LEICESTERSHIRE

JAMES  
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



SALES LETTINGS SURVEYS MORTGAGES

## 59 Station Road

Thurnby  
Leicestershire LE7 9PW

A truly stunning, beautifully presented and largely extended semi-detached family home, located within the ever popular east Leicestershire village of Thurnby.

Entrance hall | cloakroom | sitting room | stunning living kitchen | utility room | three double bedrooms | bathroom | shower room | driveway | attractive lawned rear gardens | EPC - tbc

### LOCATION

The property is located on Station Road and borders the villages of Thurnby and Scraftoft, approximately four miles east of the city centre providing convenient access to the professional quarters via the A47 Uppingham Road. The village itself offers a parish church, village pub, local store, various sporting and social facilities and popular primary school of St Lukes filtering into the renowned Gartree/Beauchamp Colleges at nearby Oadby.

### ACCOMMODATION

The property is entered into via a solid wood front door leading into the entrance hall which has Parquet flooring, double glazed window to the front and houses the stairs to the first floor. A ground floor cloakroom provides white two piece suite comprising low flush WC and wash hand basin and has a uPVC double glazed window to the side. A sitting room has an enamelled cast iron log burner with slate hearth and washed oak mantel, a uPVC double glazed window to the front. The living kitchen has a good range of urban gloss fronted eye and base level units with quartz preparation surfaces, a ceramic

sink with swan neck mixer tap, a Baumatic range oven with five-ring hob and stainless steel canopy extractor over, integrated dishwasher, bi-fold doors and window to the rear. A utility room provides plumbing for automatic washing machine and space for tumble dryer, further white appliance space and a Potterton wall mounted boiler, uPVC double glazed door to the side.

To the first floor a landing with a uPVC double glazed window to the front gives access to the master bedroom which has built-in wardrobe and a uPVC double glazed window to the front. Bedroom two has built-in wardrobes and uPVC double glazed window to rear. Bedroom three has built-in wardrobes and uPVC double glazed window to rear. A family bathroom provides a white three piece suite comprising low flush WC, pedestal wash hand basin, a freestanding roll edge bath on claw feet with telephone style shower attachment over and a uPVC double glazed window to side. A separate shower room offers a heated towel rail and shower cubicle.

### OUTSIDE

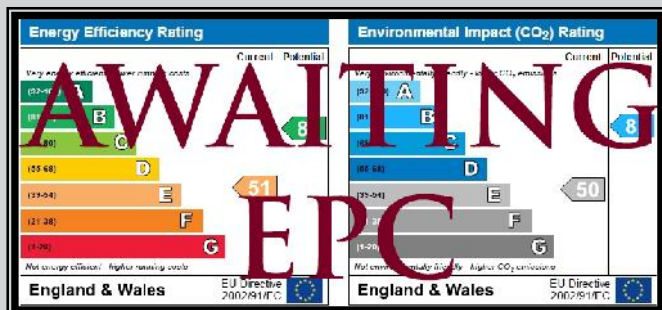
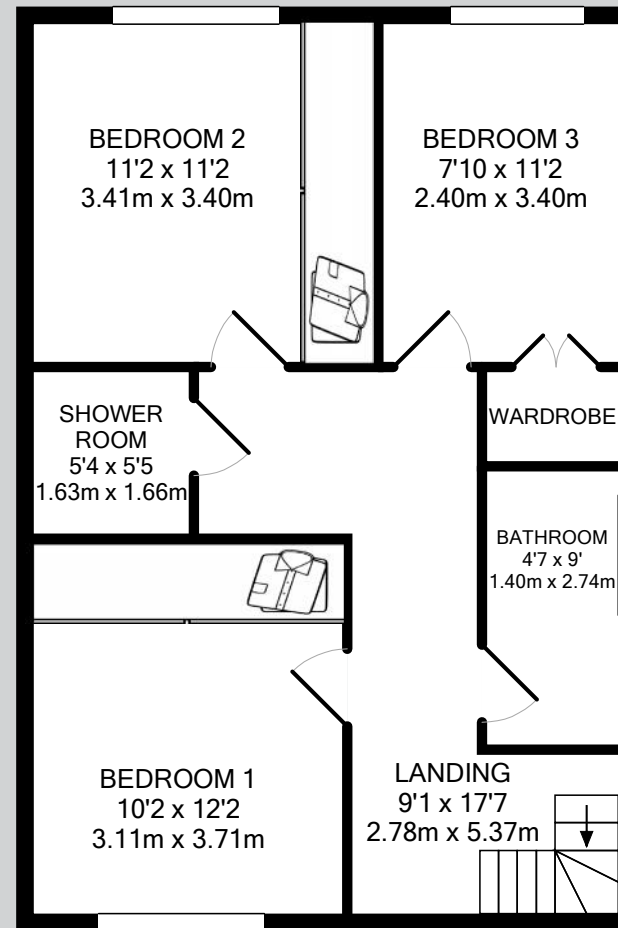
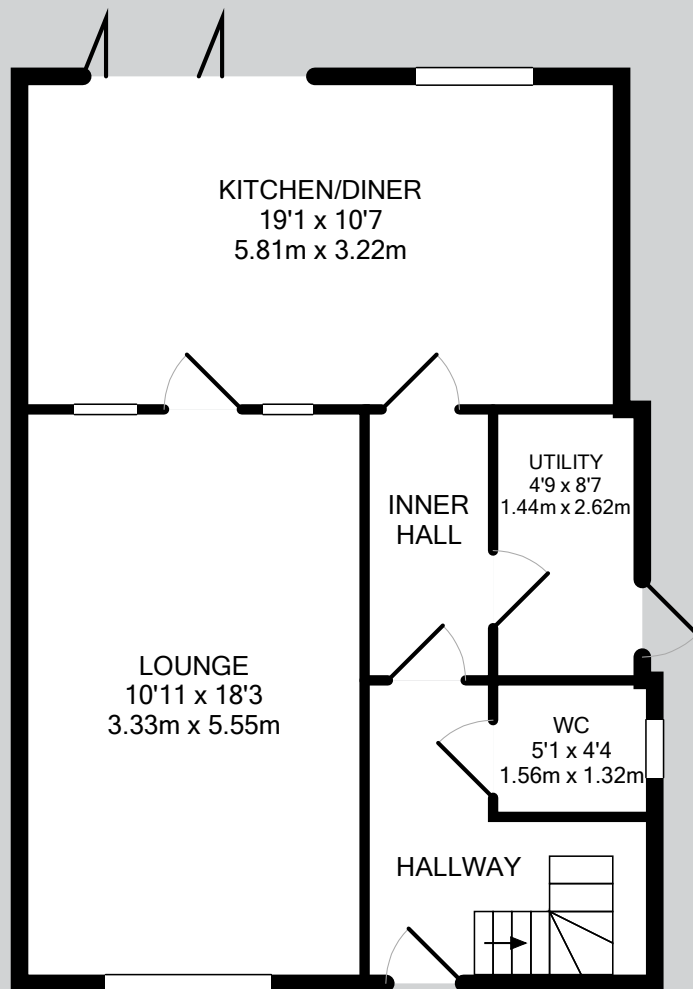
To the front of the property is a block paved driveway providing ample car standing and having planted borders. To the rear of the property are lawned gardens with sandstone patio areas and a further raised decked area with a summerhouse and timber shed.

### DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction, eventually taking a left hand turn just past Cole's Nurseries onto Station Road where the property can be located some way down on the right hand side as indicated by the agent's "For Sale" sign.







**59 Station Road, Thurnby, Leicestershire LE7 9PW**

Total Approximate Gross Internal Floor Area = 1113 SQ FT / 103 SQ M

Measurements are approximate.  
Not to scale.  
For illustrative purposes only.



[www.jamesellicks.com](http://www.jamesellicks.com)

**Leicester Office**  
56 Granby Street LE1 1DH  
0116 2854 554  
info@jamesellicks.com

**Market Harborough Office**  
01858 410008

**Oakham Office**  
01572 724437

**London Office**  
0207 8390888



- Important Notice**
- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
  - 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
  - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
  - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

**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.