



Pulford Drive, Thurnby
Leicester, Leicestershire, LE7 9UQ

NEWTONFALLOWELL  **FLAGSHIP**

Pulford Drive, Thurnby
Leicester, Leicestershire, LE7 9UQ
£470,000

Offering spacious, light and well proportioned accommodation throughout this modernised five bedroom detached family home is situated within a cul-de-sac location on a corner plot, close to the villages of Thurnby and Scraftoft, Leicestershire LE7 and being close to local schools, shops and recreational spaces. Newton Fallowell Oadby are delighted to offer For Sale this extended and improved detached home having modern fixtures and fittings with a wonderful garden and ample off road parking. The accommodation briefly comprises of a porch and hallway entrance leading into a superbly presented kitchen and dining space with extended family room to the rear. There is also a formal lounge, double bedroom, cloakroom w/c and single garage. The first floor provides a master bedroom with en-suite, three further bedrooms and family bathroom. Outside there is a good sized front driveway with a delightful and contemporary low maintenance rear garden and patio for entertaining. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Hallway

Central hallway with porch entrance, laminate flooring, central heating radiator, stairs to first floor, understairs storage and doors through to w/c, kitchen, lounge and bedroom five.

Cloakroom W/C

Window into porch, tiled flooring, low level flush w/c, pedestal wash hand basin, extractor fan, central heating radiator.

Lounge

17'7" x 11'6" (5.37 x 3.53)

Bay window with french doors leading to the rear garden, window to rear aspect, double doors leading to kitchen, carpet flooring, two central heating radiators and wood burning fireplace.

Kitchen/Diner

22'7" x 11'4" (6.89 x 3.46)

Spacious, light and superbly presented kitchen space with modern fixtures and fittings including marble worktops and splashbacks, laminate flooring, stainless steel wall mounted radiator, spot lights to ceiling, island unit with storage, touch electric hob and downdraft extractor, base and wall fitted units with sink and drainer unit, double oven, dishwasher and space for appliances.

Sun Lounge

15'10" x 15'1" (4.83 x 4.61)

Open plan through to kitchen, extended modern family space, underfloor heating, laminate flooring, spot lights to ceiling, roof light, double glazed bi-folding doors opening out into the garden, a fabulous space.

Ground Floor Double Bedroom Five

15'10" x 10'8" (4.84 x 3.27)

Double bedroom with window to front aspect, carpet flooring, wash hand basin and central heating radiator.

First Floor Landing

Central landing area with carpet flooring, storage cupboard and doors to four bedrooms and family bathroom.

Master Bedroom

11'8" x 11'5" (3.57 x 3.50)

Very well presented master bedroom with window to front aspect, fitted double wardrobes with sliding doors, central heating radiator, door to en-suite.

En-Suite

Window to front aspect, tiled flooring, part tiled walls, vanity unit wash hand basin, low level flush w/c, walk in corner shower, spot lights to ceiling, heated wall fitted towel rail.

Bedroom Two

12'1" x 9'10" (3.69 x 3.00)

Window to front elevation, double bedroom, carpet flooring, fitted wardrobe, central heating radiator.

Bedroom Three

9'10" x 9'4" (3.00 x 2.87)

Window to rear aspect overlooking the garden, carpet flooring, double bedroom, central heating radiator.

Bedroom Four

11'5" x 7'10" (3.49 x 2.39)

Window to rear elevation, carpet flooring, central heating radiator.

Family Bathroom

Modern fixtures and fittings, tiled floor and walls, vanity unit wash hand basin, low level flush w/c, bath with shower over, spot lights to ceiling, wall mounted heated towel rail, window to rear aspect.



Gardens

Front block paved driveway for 3/4 vehicles, side garden space with hedge and fence boundaries, superbly designed and maintained rear garden with part lawn and patio space, raised beds with seating along with family dining space, external lighting, overall offering delightful space to entertain and relax.

Garage

Integral single garage with up and over door, lighting and power sockets.

Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion of sale.

Council Tax Information

Harborough District Council - Tax Band E. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Notes

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. Details are given without any responsibility, and any intending purchasers,





lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(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 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	79
(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 2002/91/EC	



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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