



**Holmleigh Gardens, Thurnby**  
Leicester, Leicestershire, LE7 9QH

**NEWTON**FALLOWELL  **FLAGSHIP**

Holmleigh Gardens, Thurnby  
Leicester, Leicestershire, LE7 9QH  
**£360,000**

OFFERING SPACIOUS, LIGHT AND WELL PROPORTIONED ACCOMMODATION THROUGHOUT THIS THREE DOUBLE BEDROOM DETACHED FAMILY HOME IS SITUATED WITHIN A QUIET CUL-DE-SAC HAVING DELIGHTFUL VIEWS OVERLOOKING FIELDS TO THE REAR: Newton Fallowell Oadby are proud to offer For Sale this superbly presented detached home within the village of Thurnby, Leicestershire LE7, being within close proximity of local schools, shops and green open spaces along with excellent road links to surrounding villages. The accommodation briefly comprises of a porch and hallway entrance leading into an 'L' shaped lounge/diner, fitted kitchen, utility room, w/c and conservatory to the ground floor. The first floor offers three double bedrooms, modern fitted bathroom and separate w/c. Outside there is a front driveway, double garage and patio garden. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

**Accommodation**

**Porch**

Porch entrance with composite entrance door and double glazed windows with tiled flooring and door through to hallway.



### Hallway

Spacious and nicely presented hallway with laminate flooring, central heating radiator, stairs to first floor and doors to lounge and w/c.

### Lounge/Diner

23'9" x 17'3" (7.24 x 5.27)

Contemporary, light and spacious lounge and dining space having laminate flooring, nicely decorated, two central heating radiators, double glazed windows to the front and rear aspects, doors through to kitchen and conservatory.

### Kitchen

10'4" x 9'6" (3.17 x 2.91)

Modern fitted kitchen with contemporary base and wall mounted storage units, tiled floor and part tiled walls, double glazed window to rear aspect, hardwood worktops, sink and drainer unit, electric touch hob with extractor hood over, fitted double oven, integrated dishwasher, spot lights to ceiling, under lights to units and doors to utility and side of property.

### Utility

6'11" x 6'6" (2.11 x 2.00)

Fitted utility room with window to side aspect, tiled flooring, fitted units with integrated fridge and freezer with plumbing for washing machine and hardwood worktops.

### W/C

Ground floor w/c having vanity wash hand basin with tiled splash back, low level flush w/c, window to side aspect, central heating radiator and spot lights to ceiling.

### Conservatory

11'7" x 7'10" (3.54 x 2.40)

Double doors from the lounge with double glazed windows to all sides, door to the side leading into the garden, laminate flooring and central heating radiator.

### First Floor Landing

Spacious landing area with carpet flooring, double glazed window to the front aspect, airing cupboard storage with boiler and doors to all rooms.

### Bedroom One

17'3" x 11'11" (5.28 x 3.64)

Spacious and light double bedroom with windows to front and rear aspects overlooking the fields, carpet flooring, central heating radiator.

### Bedroom Two

11'1" x 10'5" (3.38 x 3.18)

Double glazed window to rear aspect having pleasant views, carpet flooring, central heating radiator, wardrobe storage, double bedroom.

### Bedroom Three

10'5" x 8'11" (3.18 x 2.73)

Double bedroom having wardrobe storage, double glazed window to rear aspect, carpet flooring and central heating radiator.

### W/C

Separate w/c to the bathroom having tiled flooring, window to side aspect, loft access and low level flush w/c.

### Bathroom

Modern fitted bathroom having low level flush w/c, vanity wash hand basin, sunken bath, walk in shower with tiled floor and walls, spot lights to ceiling, windows to front and side aspects, heated towel rail and fully tiled floor.

### Double Garage

17'1" x 15'10" (5.21 x 4.83)

Spacious double garage having remote electric door, parking for two vehicles, lighting and power sockets.

### Outside

Front driveway with parking for two vehicles, side gated access leading to the rear patio garden with fence boundaries and pleasant views overlooking the fields.



### Tenure

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

### 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

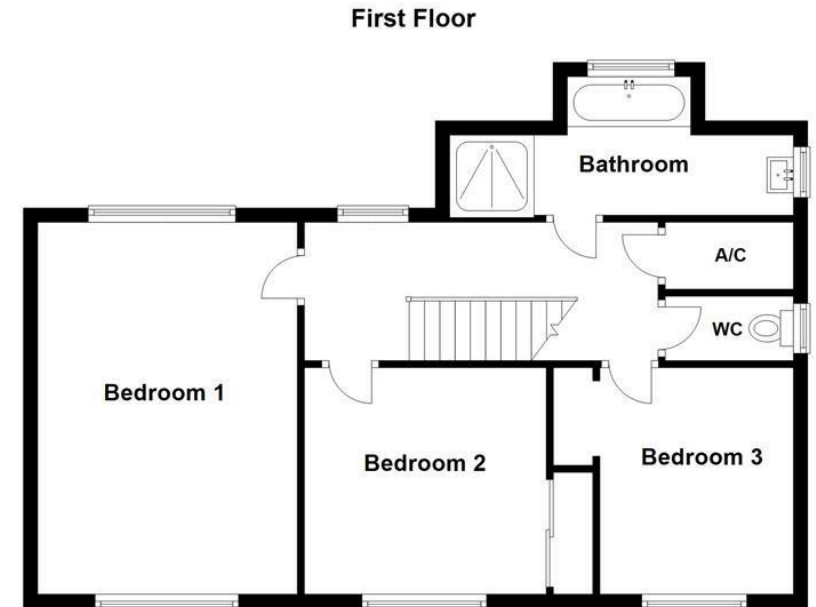
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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

