



670, UPPINGHAM ROAD, THURNBY, LE7 9RN

£339,950

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



**** THREE BEDROOM DETACHED HOME POSITIONED ON A CORNER PLOT WITH GARAGE & PARKING **** Situated in the highly desirable and sought after village of Thurnby. The property offers excellent scope for further extension/expansion due to the corner position subject to receiving the necessary planning consents. The well presented accommodation comprises; entrance porch, entrance hall, sitting room opening into lounge and garden room, breakfast kitchen with pantry. First floor landing, three bedrooms and family bathroom. Outside; Front gardens, good sized gardens to the rear and side, garage and parking accessed off Anthony Drive. Viewing highly recommended.

LOCATION

The sought after village of Thurnby lies approximately five miles east of Leicester providing convenient access to the city centre with its professional quarters, mainline railway station & bus services. Thurnby village is surrounded by some of Leicestershire's most attractive rolling countryside and enjoys a parish church, public house, village store and a reputable primary school filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby. Shopping and supermarket facilities are available in Oadby and Tesco Hamilton. Within walking distance is a children's play and recreational area. For the commuter the M1 is accessed at junction 21 which intersects with the M69.

VIEWING & DIRECTIONAL NOTE

Leave Leicester City Centre on the A47 Uppingham Road in an easterly direction. On entering the village of Bushby and Thurnby, continue past Coles Nurseries and the junction of Station Road, take the next left hand turn and turn immediately left again into the slip road where the property can be found on the right hand side identified by Andrew Granger & Co's For Sale board. Viewing is strictly by appointment only.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE PORCH

Via UPVC double glazed front door and half glazed multi paned door leading to entrance hall.

ENTRANCE HALL

With radiator, useful cloak/storage cupboard, under-stairs storage space and staircase rising to first floor.

BREAKFAST KITCHEN 11'6" x 9'2" (3.52 x 2.81)

Fitted with a range of base and wall mounted cupboards with roll top work surface over, four-ring gas hob with Beko oven under and concealed extractor fan over and strip under lighting beneath wall mounted cupboards. Inset sink and appliances including dishwasher, fridge and washing machine. UPVC double glazed window to rear elevation overlooking the rear gardens and mounted Viessmann gas fired central heating boiler, tiled flooring, useful pantry with shelving and power connected, alarm control panel and half glazed UPVC door to side elevation.

LOUNGE 11'3" x 14'6" (3.45 x 4.43)

With UPVC double glazed bay window to front elevation, living flame effect gas fire with marble inset and wooden surround and radiator, open to;

SITTING ROOM 8'11" x 11'11" (2.73 x 3.64)

With UPVC double glazed window to side elevation, radiator, open to;

GARDEN ROOM 11'5" x 8'11" (3.50 x 2.74)

A delightful garden room with UPVC double glazed windows overlooking the rear gardens, floor to ceiling windows, patio door giving access onto patio and cathedral roof with inset spotlighting.

FIRST FLOOR

LANDING

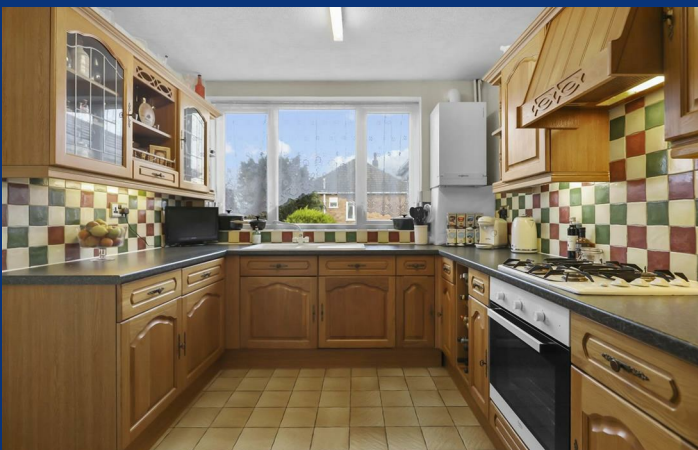
With UPVC double glazed window to side elevation.

BEDROOM ONE 14'6" x 11'4" (into bay) (4.44 x 3.46 (into bay))

With UPVC double glazed large bay window to front elevation, UPVC double glazed window to side elevation and radiator.

BEDROOM TWO 11'1" x 11'11" (3.38 x 3.65)

With UPVC double glazed window to rear elevation,





further UPVC double glazed window to side elevation and radiator.

BEDROOM THREE 6'10" x 6'10" (2.10 x 2.10)

With UPVC double glazed window to front elevation and radiator.

FAMILY BATHROOM

Comprising bath with central taps and shower attachment, low flush W.c, pedestal wash hand basin, wall tiling, shower cubicle with tiled surround, UPVC double glazed windows to both rear and side elevations and access to roof void.

OUTSIDE

To the front of the property there is a gated access to pathway and front gardens. Delightful rear gardens with patio area immediately to the rear of the property, steps down to large lawn, extensive side gardens providing excellent scope for further extension/expansion subject to receiving the necessary planning consents. Gated access to parking space and single garage with up and over door accessed from Anthony Drive.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

ENERGY PERFORMANCE CERTIFICATE

EPC RATING - D.

STAMP DUTY RATES



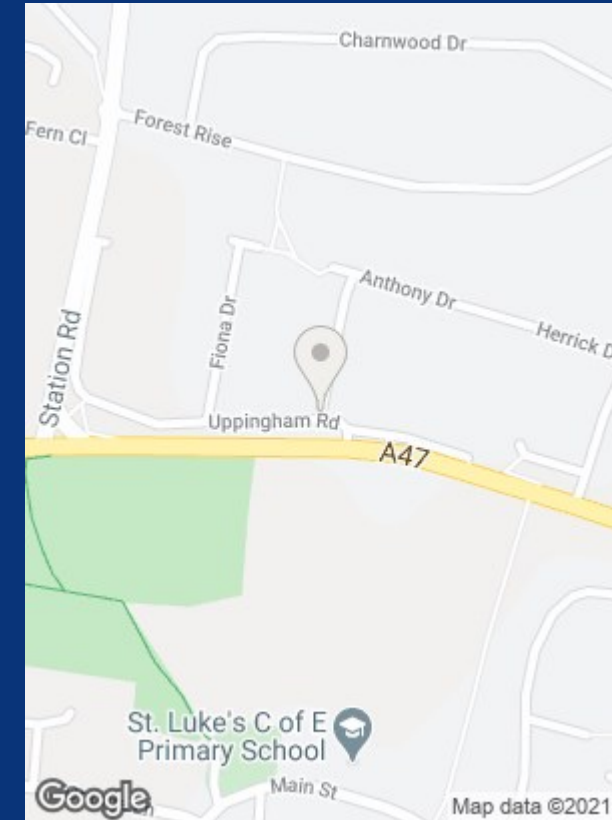


You will pay: nothing on the first £125,000 of the purchase price, 2% on the next £125,000, 5% on the next £675,000, 10% on the next £575,000, and 12% on the rest (above £1.5 million) A further 3% will be payable on the whole amount if this is an additional property to one that you already own.





LOCATION



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