

JAMES  
SELICKS

49 SEDGEFIELD DRIVE  
THURNBY, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



**49 Sedgefield Road**  
Thurnby  
Leicester LE7 9PT

An attractive and extended four/five bedroom semi-detached property located in this thriving suburb.

Porch | entrance hall | sitting room, open to dining room | kitchen | utility room | four bedrooms | study | bathroom | driveway | integral garage | lawned rear gardens | EPC - D

### LOCATION

Thurnby is an extremely popular village lying to the east of the city, located on the edge of the some of the County's finest rolling countryside and offering amenities catering for most day-to-day needs. Popular schooling in both the state and private sectors is available, with many local residents choosing schooling at Leicester Grammar and The Stoneygate School in Great Glen, primary schooling at Fernvale and St Lukes and secondary schooling at Gartree High and Beauchamp College in Oadby.

### ACCOMMODATION

The property is entered via a porch and a uPVC double glazed door with window to side leading into the spacious entrance hall which has a window to the side elevation, wood effect laminate flooring and houses the stairs to first floor. The sitting room has a uPVC double glazed window to the front, a feature fireplace with inset gas fire and is open via an archway to the dining room which has a patio door leading onto the rear garden. The kitchen has a uPVC double glazed window to the rear, a good range of eye and base level units with drawers and ample preparation surfaces, stainless steel sink and drainer unit, plumbing for dishwasher and washing machine, space for fridge-freezer, stainless steel Hotpoint four-ring hob and oven with extractor unit above, tiled splashbacks, halogen down spotlights and tiled flooring.

A side door leads into the utility area which has tiled flooring and provides further white appliance space, has a door and window to the rear elevation and houses the wall mounted boiler and a ground floor WC with a two piece suite and uPVC double glazed window to rear.

To the first floor a landing provides access to bedroom two, having built-in wardrobes and a uPVC double glazed window to the front. Bedroom three has built-in wardrobes and a uPVC double glazed window to the rear. Bedroom five/study with a uPVC double glazed window to the front and the bathroom, with a uPVC double glazed window to the rear, panelled bath with shower over, pedestal wash hand basin, low flush WC, part tiled walls, heated chrome towel rail, halogen down spotlights and fully tiled walls. An inner landing leads to the master bedroom, having uPVC double glazed windows to the front and side elevations, and bedroom four with a uPVC double glazed window to the rear.

### OUTSIDE

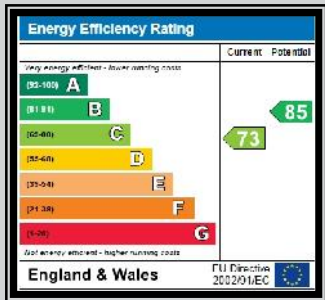
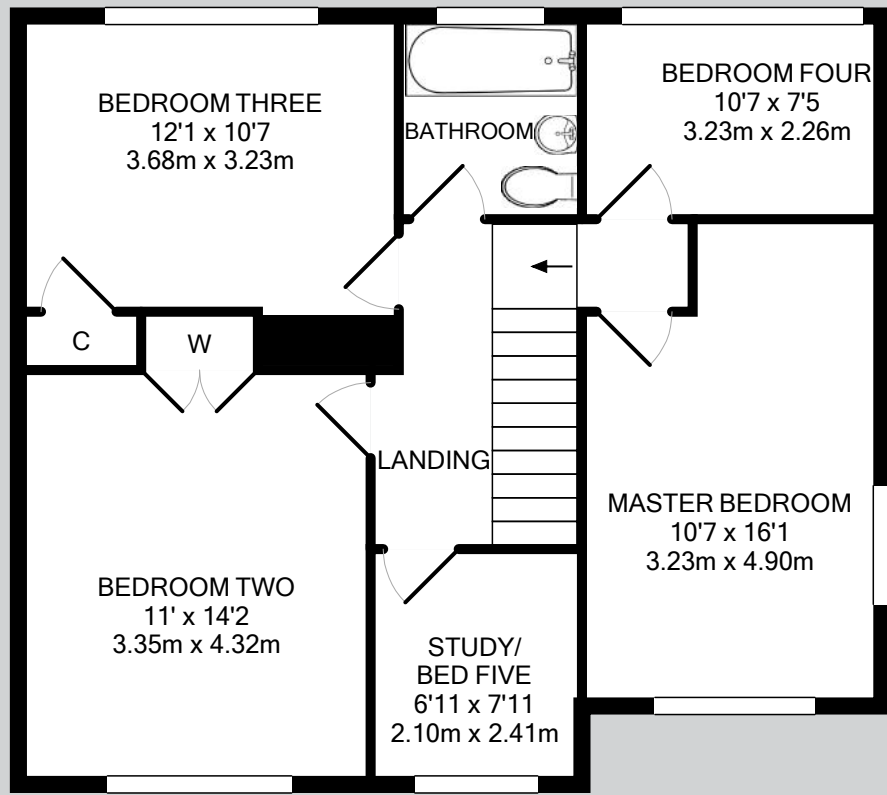
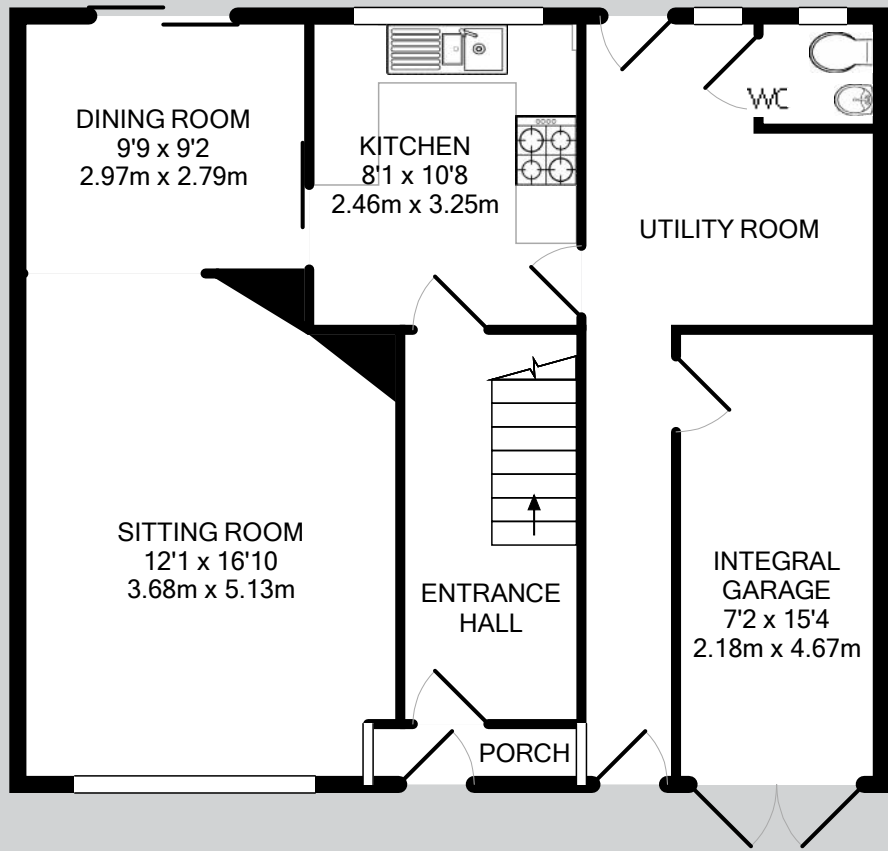
To the front of the property is block paved driveway providing car standing for two vehicles and a uPVC door to a covered side area leading to the integral garage with double doors to the front elevation, and in turn the utility room and WC. To the rear of the property are enclosed gardens, mainly laid to lawn with a block paved patio area, fenced and hedged boundaries.

### DIRECTIONAL NOTE

Proceed out of Leicester on the A47 Uppingham Road in an easterly direction, upon entering the village of Thurnby turn left onto Station Road, continue along this road turning eventually right into Somerby Road and right again into Sedgefield Drive. Follow the road round where the property can eventually be located on the left hand side.







**49 Sedgefield Drive, Thurnby, Leicester LE7**

Total Approximate Gross Internal Floor Area = 1352 SQ FT / 125 SQ M

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



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**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.

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