

FOR SALE



HOLLIES WAY THURNBY LEICESTER LE7 9RJ

Offers In The Region Of
£585,000

FEATURES

- No chain
- Beautiful family home
- Quiet popular residential area
- Recently refurbished to a high standard
- Bespoke kitchen / diner with utility area
- Move in ready
- 4 Bedroom Detached House
- Oadby schools catchment area
- Off road parking for 2 cars + garage
- Spacious landscaped garden



 **SETHS**

4 Bedroom Detached House for sale in Thurnby

GROUND FLOOR

VESTIBULE

Tiled flooring, door leading to garage

ENTRANCE HALLWAY

Laminate flooring, wall mounted heat vent, understairs storage cupboard, staircase leading to first floor

LOUNGE

20'6" x 17'6"

Laminate flooring, x2 wall mounted heat vents, electric fireplace, uPVC double glazed window

KITCHEN / DINER

18'3" x 10'9"

Bespoke kitchen inclusive of offering smart storage solutions with wall and base units with quartz worktops over, 5 ring gas hob with built-in Neff Smart oven and extractor hood, sink with mixer tap and drainer, integrated dishwasher, built-in microwave, space for dining table with pendant lighting, laminate flooring, x2 wall mounted heat vents, access to utility area, uPVC double glazed window, uPVC double glazed sliding doors leading to conservatory

UTILITY AREA

7'1" x 4'7"

Laminate flooring, space for fridge/freezer, plumbing for washing machine, space for dryer, uPVC double glazed window, uPVC double glazed door leading to rear garden

CONSERVATORY

12'2" x 9'6"

Lino flooring, low level brick walls, uPVC double glazed French doors leading to rear garden

WC

WC, wash hand basin with mixer tap, laminate flooring, partly tiled walls, towel radiator, extractor fan, uPVC double glazed window

GARAGE

18'1" x 7'11"

Tiled flooring with electric sockets

FIRST FLOOR

BEDROOM 1

13'4" x 10'9"

Carpeted, x2 heat vents, ensuite, uPVC double glazed window

ENSUITE

WC, wash hand basin with mixer tap, shower cubicle with mixer valve, towel radiator, laminate flooring, tiled walls, extractor fan, uPVC double glazed window

BEDROOM 2

12'10" x 11'4"

Carpeted, x2 heat vents, uPVC double glazed window

BEDROOM 3

12'9" x 8'4"

Carpeted, x2 heat vents, uPVC double glazed window

BEDROOM 4

7'9" x 7'8"

Laminate flooring, x2 heat vents, uPVC double glazed window

BATHROOM

4 pc suite comprising of; WC, wash hand basin with mixer tap, bathtub with shower overhead, shower cubicle, tiled flooring, tiled walls, heat vent, extractor fan, x2 uPVC double glazed windows

OUTSIDE

To the front of the property is a paved driveway with space for 2 cars and access to the garage. There is potential to create an extensive driveway with the removal of the front garden. There is also potential to extend to the side of the property (stpp).

To the rear of the property is a beautifully maintained and generously sized rear garden, offering a wonderful balance of lawn and landscaped features. The garden enjoys a high degree of privacy and is bordered by mature trees, established shrubs, and well-stocked planting beds. A paved patio area provides an ideal space for outdoor seating and entertaining, centred around an attractive ornamental water feature, adding charm and character to the space. The garden is fully enclosed with fenced boundaries and benefits from side access, making it both practical and secure. Overall, this is a delightful outdoor space perfect for relaxing and enjoying throughout the seasons.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: E

Council Tax Rate: £3,090.70

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet

Broadband





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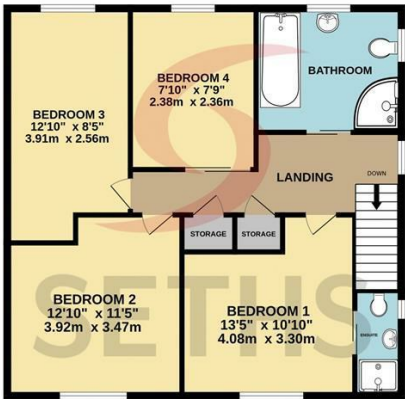
Council Tax Band

E

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

