



662, UPPINGHAM ROAD, THURNBY, LEICESTER, LE7 9RN

OFFERS IN EXCESS OF £375,000

ANDREW GRANGER & CO

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A impressive three bedroom detached family home, skilfully extended and renovated by the current vendor situated within the delightful and sought after village of Thurnby. The property offers spacious accommodation arranged over two floors which benefits from having gas fired central heating and Upvc triple glazing. The accommodation comprises: welcoming entrance hallway with staircase rising to first floor, guest W.C, lounge, dining room/play room, fabulous L-shaped living/dining/kitchen & spacious utility room. First floor landing giving access to bedrooms & luxury family bathroom. Outside: To the front of the property is a block paved driveway providing off road parking leading to garage. Beautiful easy maintenance garden to rear. Viewing is highly recommended to appreciate this property.

LOCATION

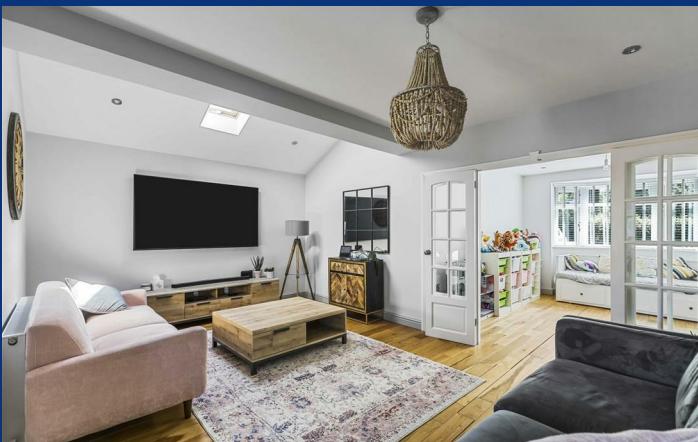
The sought after village of Thurnby lies approximately five miles east of Leicester providing convenient access to the city centre with its professional quarters, mainline railway station & bus services. Thurnby village is surrounded by some of Leicestershire's most attractive rolling countryside and 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 HALL

Double glazed composite entrance door leading into welcoming entrance hallway. Oak wooden flooring, stairs leading to first floor landing with under-stairs storage cupboard. radiator, Upvc triple glazed window to front aspect, doors giving access to guest W.C, lounge & living/dining/kitchen.

GUEST W.C

Fitted with a two piece suite comprising low flush W.C & was hand basin, chrome towel radiator, tiled floor, Upvc triple glazed window to front aspect.

DINING ROOM/PLAY ROOM 12'1" + bay x 11'2" (3.691 + bay x 3.428)

Upvc triple glazed bay window to front aspect, oak wooden flooring, spotlights to ceiling, radiator, double doors giving access to lounge.

LOUNGE 17'1" x 11'10" (5.216 x 3.624)

Oak wooden flooring, spotlights to ceiling, double glazed velux window to side, radiator. double doors giving access to Living/dining/kitchen.

LIVING/DINING/KITCHEN

Fitted with a range of wall and base level units with butcher style wood worktop over and matching island with twin "Range master" Belfast style sink with mixer tap over, integrated dishwasher, integrated wine cooler & free standing "Belling" range style cooker with tiled splashback (negotiable), space for american style fridge/freezer . 2x radiators, feature exposed brick wall, tiled flooring, spot lights to ceiling, door giving access to spacious Utility Room. Upvc triple glazed window to rear, three double glazed velux windows to rear, aluminium double glazed bi-fold doors leading out to rear garden. (Due to the Living/dining/kitchen being L-shaped, measurements are a guide only).

KITCHEN AREA 22'0" x 7'1" (6.726 x 2.174)

LIVING/DINING AREA 26'7" x 8'11" (8.127 x 2.729)

UTILITY ROOM 10'11" x 5'9" (3.346 x 1.756)

Fitted with a range of base level units with butcher style



wood worktop over, stainless steel sink with mixer bowl, mixer tap & tiled splashback. Space for washing machine, wall mounted "Worcester" combination boiler, spotlights to ceiling, Upvc double glazed door to rear leading out to garden.

FIRST FLOOR

LANDING

Triple glazed window to side aspect, loft hatch with pull down ladder, doors giving access to bedrooms and luxury bathroom.

BEDROOM ONE 12'2" + bay x 9'1" + wardrobes (3.714 + bay x 2.771 + wardrobes)

Upvc triple glazed window to front aspect, mirrored fronted built-in wardrobes, radiator.

BEDROOM TWO 12'0" x 11'4" + wardrobes (3.665 x 3.476 + wardrobes)

Upvc triple glazed window to rear aspect, radiator, free standing wardrobes (negotiable).

BEDROOM THREE 8'3" x 6'10" (2.535 x 2.105)

Upvc triple glazed window to front aspect, radiator.

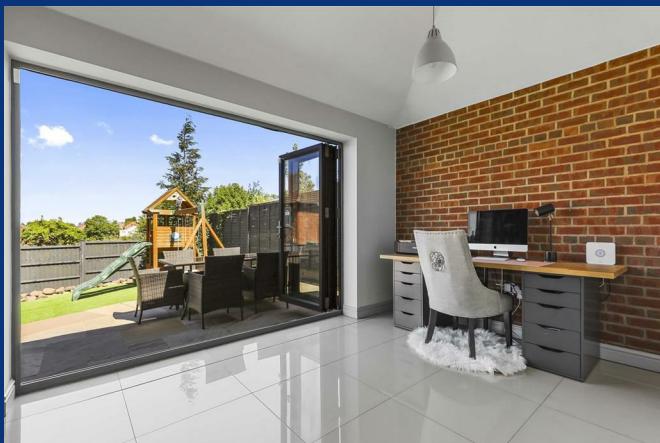
LUXURY FAMILY BATHROOM 8'1" x 6'10" (2.471 x 2.084)

Fitted with a four piece suite comprising of free standing bath with claw feet and free standing stainless steel waterfall tap with shower attachment, wash hand vanity unit with circular wash hand basin, separate shower cubicle and low flush W.C, Upvc triple glazed window to rear aspect, tiled floor and tiled walls, spotlights to ceiling, chrome radiator.

OUTSIDE

GARDENS

Block paved driveway or front aspect with inset feature lighting and fenced boundary, gated side entry leading to rear garden. Beautifully maintained garden to rear enclosed by fenced boundary, Indian stone paved patio area with steps leading down to easy maintenance artificial grass, feature stone walls, summerhouse/shed.





GARAGE

Electric roller door to front, window to side aspect, electric points and light.

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

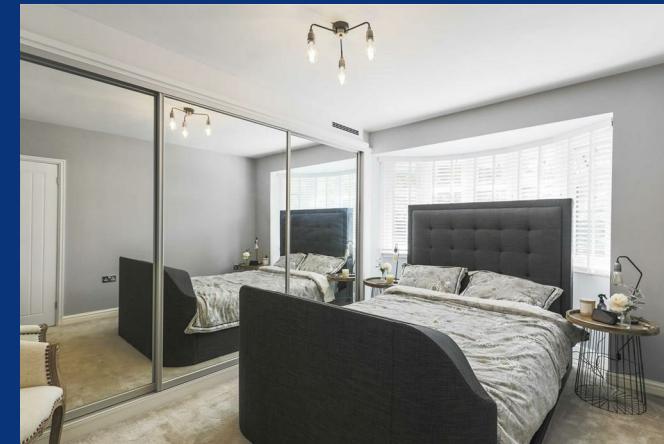
EPC rated D.

COUNCIL TAX

Council tax band - 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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