



Grange Lane, Thurnby  
Leicester, Leicestershire, LE7 9PH



## Grange Lane, Thurnby Leicester, Leicestershire, LE7 9PH £625,000

Offering FIVE BEDROOMS, THIS DETACHED FAMILY HOME, having the addition of a TWO BEDROOM SELF-CONTAINED ANNEX (having income potential for residential or business use), offers spacious and well proportioned accommodation, with the property being located within the highly desirable village of Thurnby, Leicestershire LE7, having excellent road links to Oadby and Scraftoft: Newton Fallowell Oadby are proud to offer For Sale a rare opportunity to acquire a wonderful family home having countryside views with ample accommodation which has been thoughtfully extended and modernised. The property has a front entrance hall and W/C along with an extended and spacious lounge with opening into the superb kitchen and dining space, in addition there is a utility area and integral double garage. The first floor has a master bedroom with en-suite, second bedroom with further en-suite, family bathroom and two additional bedrooms. The second floor has been converted into a double bedroom. The property benefits from a two storey, two bedroom self contained annex along with patio garden having pleasant countryside views. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

### Hall

Entrance hall with stairs to first floor, tiled flooring, hardwood door and window to the front aspect, central heating radiator and doors to lounge and w/c.



### Lounge

25'5" x 13'3" (7.77 x 4.05)

Spacious and well presented sitting room having double glazed bi-fold doors to the rear aspect leading into the garden, solid oak flooring, two central heating radiators, wood burning fireplace and wooden beam ceilings.

### Kitchen/Diner

28'8" x 13'10" (8.76 x 4.24)

Extended and superbly presented kitchen/dining space having a modern feel with skylight windows and bi-fold doors to the rear aspect into the garden, tiled flooring, part tiled splash back walls, base and wall mounted storage cupboards, hardwood worktops, freestanding gas cooker with extractor hood over, Belfast ceramic style sink, integrated dishwasher and microwave, central heating radiator and opening to the lounge.

### Utility

9'4" x 6'5" (2.87 x 1.97)

Utility space having plumbing for washing machine and space for additional appliance, stainless steel bowl sink, hardwood worktops, base and wall mounted storage cupboards, tiled flooring, spot lights to ceiling, door to garage and double glazed window with door to the rear aspect.

### Play Room

9'0" x 7'7" (2.75 x 2.32)

Multi purpose room currently used as a play room having double glazed window to the front and side aspects, laminate flooring and central heating radiator.

### W/C

Ground floor W/C having laminate flooring, low level flush w/c, pedestal wash hand basin, central heating radiator, spot lights to ceiling and double glazed window to the front aspect.

### First Floor Landing

Landing area having carpet flooring, stairs to second floor, central heating radiator and doors to all rooms.

### Master Bedroom

14'11" x 12'7" (4.55 x 3.85)

Large double bedroom having carpet flooring, central heating radiator, spot lights to ceiling, door to en-suite and double glazed window to the rear aspect overlooking the garden and fields beyond.

### En-Suite

Fitted en-suite having walk in shower with tiled walls and glass doors, tiled flooring, heated towel rail, low level flush w/c, vanity wash hand basin, spot lights to ceiling and double glazed window to the front aspect.

### Bedroom Two

15'2" x 13'7" (4.64 x 4.15)

Double bedrooms having skylight window to the front and rear aspects, carpet flooring, central heating radiator, door to en-suite.

### En-Suite

Walk in shower with tiled walls and glass doors, vanity wash hand basin, low level flush w/c, laminate flooring, heated towel rail and skylight window to the rear aspect.

### Bedroom Three

9'1" x 8'3" (2.78 x 2.52)

Double glazed window to the rear aspect overlooking the garden, carpet flooring and central heating radiator.

### Bedroom Four

9'1" x 6'5" (2.77 x 1.98)

Double bedroom having carpet flooring, central heating radiator and double glazed window to the front aspect.

### Bathroom

Family bathroom having low level flush w/c, vanity wash hand basin, bath with hand held shower fitting, tiled flooring and fully tiled walls, heated towel rail, spot lights to ceiling and double glazed window to the front aspect.

### Second Floor Landing

Landing area having porthole style window to the side aspect, carpet flooring, eaves storage with combi boiler.

### Bedroom Five

16'4" x 13'3" (4.99 x 4.06)

Second floor attic conversion creating a double bedroom with carpet flooring, central heating radiator, eaves storage and two skylights to the rear aspect having pleasant countryside views.

### Double Garage

15'1" x 13'10" (4.62 x 4.22)

Integral double garage having up and over door to the front, lighting, power sockets and door into the utility.



### Ground Floor Annex Kitchen/Sitting Room

14'8" x 11'10" (4.49 x 3.62)

Open kitchen and sitting room with stairs to first floor, window to the rear aspect, laminate flooring, central heating radiator, fitted storage units to kitchen with bowl sink and space for appliances.

### Ground Floor Annex Bedroom

14'8" x 10'7" (4.49 x 3.24)

Spacious double bedroom having bi-fold hardwood doors to the side aspect leading out to a courtyard, laminate flooring, central heating radiator and spot lights to ceiling.

### Ground Floor Annex Shower Room

Walk in shower cubicle with tiled walls, low level flush w/c, pedestal wash hand basin, combi boiler, vinyl flooring, part tiled walls, central heating radiator, window to rear aspect and storage cupboard.

### First Floor Annex Bedroom

12'0" x 8'4" (3.68 x 2.56)

Multi purpose space which could be used as an additional bedroom or sitting area, new carpet flooring, eaves storage, skylight window and window to the side aspect.

### First Floor Annex Kitchen

8'4" x 4'7" (2.56 x 1.41)

Kitchen space having fitted storage cupboards, sink and drainer unit, laminate flooring, skylight window and eaves storage.

### Outside

The property has a low maintenance frontage with driveway leading to the garage, there is a side access leading to the annex along with a superbly presented garden primarily laid to lawn with patio area and wonderful countryside views.

### Tenure

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

### 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.





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>	73	82
(55-68) <b>D</b>		
(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>		
(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	



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

