

SUPERIOR HOMES

ROYSTON & LUND



5 Glebeland Close

Thrussington | LE7 4TT

£825,000

Royston & Lund are delighted to market this extended, detached executive style home boasting in excess of 2750 sq.ft of accommodation set on a private plot on a quiet cul-de-sac on the edge of the village of Thrussington. Offered to the market with no onward chain.

Step inside the open and welcoming hall, which leads into a spacious living room complete with a bay window, French doors, and an open gas fireplace set against exposed brickwork.

At the heart of the home lies an extensive open-plan kitchen/diner, flooded with natural light from Velux windows and French doors that open onto the garden. The kitchen is beautifully appointed with integrated appliances including a gas cooker, fridge, Quooker instant hot tap, dishwasher, oven, and microwave, while a connecting utility room with an additional sink adds convenience.

Continuing the open-plan style, a bright and airy lounge with a high ceiling, four Velux windows, a gas fireplace, and French doors provides another versatile family space. From here, there is direct access to the double garage.

Upstairs, all four bedrooms benefit from integrated wardrobes. The principal suite enjoys its own en-suite shower room, while a second bedroom also features a private en-suite. The remaining bedrooms are served by a well-fitted family bathroom with both a bath and shower.

Outside, the rear garden offers a blend of lawn, slabbed patio, and decking, surrounded by a variety of well-maintained plants. To the front, there is driveway parking for up to three vehicles in addition to the double garage.





- Four Bedroom Detached
- Ample Size Living Room with Gas Fireplace
- Extensive Open-plan Kitchen/Diner
- Separate High-Ceiling Lounge with Gas Fireplace
- Office/Utility/Ground Floor WC
- Two En-suites
- All Bedrooms Integrated Wardrobes
- Integral Double Garage with Driveway
- EPC Rating - D
- Council Tax Band - G / Freehold











This property is located in a sought-after area, combining village character with convenient access to nearby towns. The village of Thrussington offers a strong sense of community with a village pub/hotel, a delicatessen, café, church, and a lively village hall hosting regular events. Families benefit from the well-regarded Thrussington Church of England Primary School, while the village green and surrounding countryside provide plenty of outdoor space. Despite its rural feel, the location has good road links to Leicester, Loughborough, Nottingham and Melton Mowbray, with local bus services also available.



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 256.2 sq. metres (2758.1 sq. feet)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
57	77
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
Environmental Impact (CO ₂) Rating	

EPC



PROTECTED

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