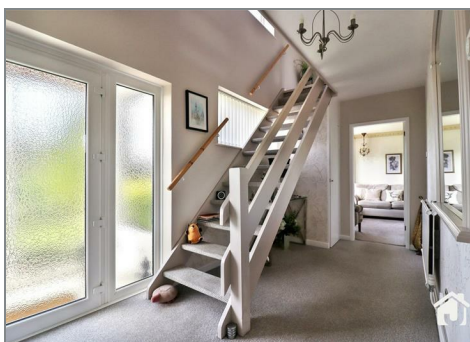




- THREE BEDROOM DETACHED HOUSE
- GROUND FLOOR WC
- CLOSE TO VILLAGE SCHOOL

- BEAUTIFULLY KEPT FRONT AND REAR GARDENS
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - E

Offers over £399,950

<https://www.judgeestateagents.co.uk>



Residing upon an elevated position with fabulous views towards Bradgate Park comes offered for sale this well presented three bedroom detached house. There is a driveway that leads up toward the garage and then there is access to an Entrance Porch with access further to the Entrance Hall where you will find two Living Room areas, Kitchen/Dining, WC and from the First Floor Landing, Three Bedrooms and a Four Piece Bathroom Suite. Outside to the rear is an eye-catching garden. Judge Estate Agents highly advise an internal viewing to fully appreciate.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having stairs leading up to the first floor landing, window to the front aspect, power points, radiator, under stairs cupboard, fitted cupboard and doors that lead to:

WC

Comprising a low level WC and a wash hand basin.

LIVING ROOM

16'10 x 12' (5.13m x 3.66m)

Benefiting from windows to both the front and rear aspects, radiator, power points and a feature fire surround.

KITCHEN/DINING

17'10 x 10' - 8' (5.44m x 3.05m - 2.44m)

Having a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, power points, radiator, window and patio doors to the rear aspect.

FAMILY HOME

17' x 12' (5.18m x 3.66m)

Benefiting from a window to the rear aspect, radiator, power points and patio doors to the side aspect.

FIRST FLOOR LANDING

There is a window to the front aspect and doors that lead to:

PRIMARY BEDROOM

15' x 10' (4.57m x 3.05m)

Benefiting from two windows to the front aspect, two windows to the side aspect, radiator, power points and fitted wardrobes.

BEDROOM

11' x 10' (3.35m x 3.05m)

With a window to the rear aspect, loft access with loft ladder and part boarded, radiator and power points.

BEDROOM

8'11 x 8' (2.72m x 2.44m)

Benefiting from a window to the rear aspect, radiator, power points and an airing cupboard.





BATHROOM

Comprising a low level WC, wash hand basin, bath, walk in shower, complimentary tiling, heated towel rail and a window to the front aspect.

FRONT GARDEN

There is a laid to lawn garden with a variety of shrubs, plants and trees.

REAR GARDEN

A beautifully kept garden which enjoys patio seating areas as well as a mainly laid to lawn area with a summer house and borders home to shrubs, plants and trees. There is also a gated access area for a vehicle. The vendor has advised this is accessed via a right of way from school entrance.

PARKING

From the front there is off road parking which leads up to:

GARAGE

Benefiting from an up and over door.

THURCASTON VILLAGE

Thurcaston village offers a host of local amenities and is positioned within close proximity to Charnwood Forest, allowing easy access to Bradgate Park, Cropston reservoir and all of the local areas well thought of eateries, pubs and walks. Schooling options include a village primary school, and there are a host of secondary options including the Loughborough Endowed schools, Leicester Grammar and The Dixie all within a sensible commute. Thurcaston also offers excellent road and rail networks via easy access to Leicester and Loughborough.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

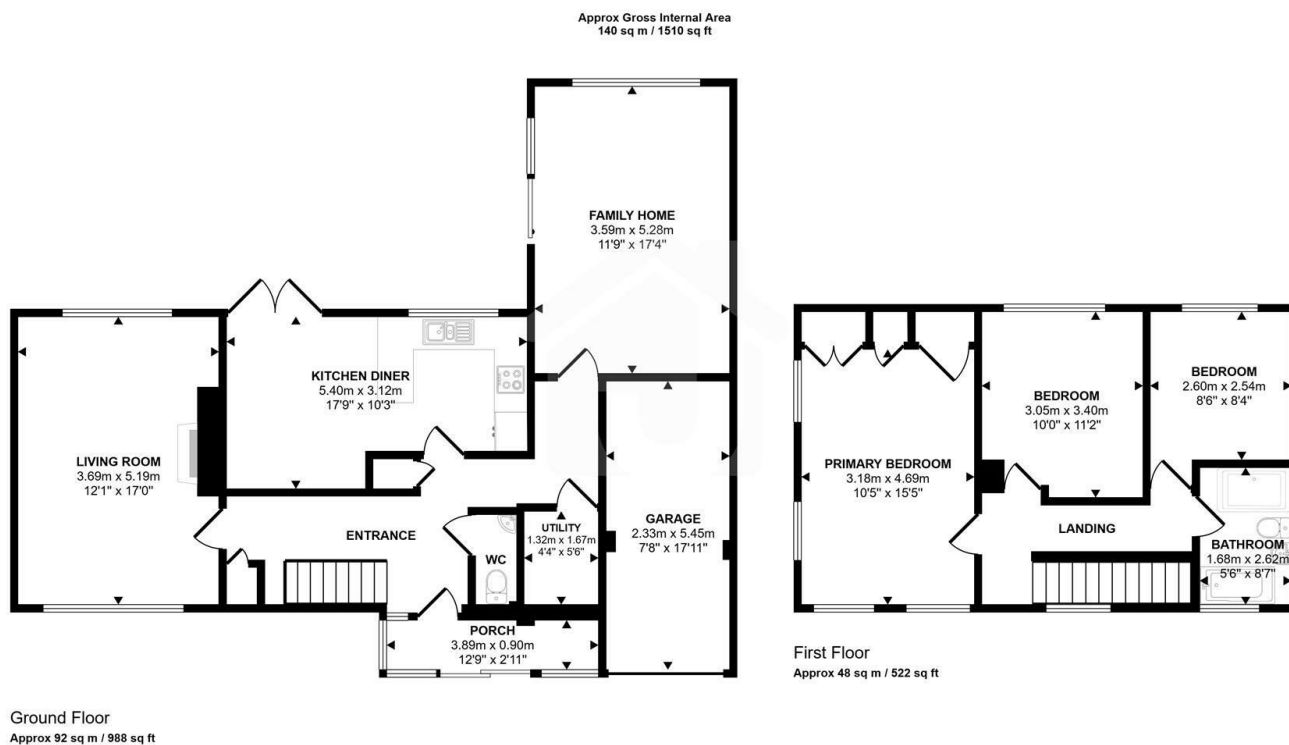
MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

ANTI MONEY LAUNDERING

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





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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		
England & Wales	EU Directive 2002/91/EC	