



# Rectory Lane | Thurcaston

This immaculate home has seen a programme of impressive improvements over the course of the last four years. This traditional double bay fronted; detached family home offers extremely flexible accommodation for a variety of family needs. The accommodation is centred around an inviting, spacious hallway, off which you will find three double bedrooms, refitted family bathroom with walk in shower and separate w.c. In addition, there is also a modern living room, dining room and beautifully presented breakfast kitchen, utility room and storeroom. This property must be viewed to appreciate the opportunities that exist to add to the accommodation on offer.

- Spacious detached bungalow on a generous plot, set in the village on Thurcaston
- An impressive programme of renovation has been completed over the last four years
- Three double bedrooms offering the opportunity for flexible living
- Separate living room with feature fireplace and dining room overlooking the rear garden
- Established private rear garden with views overlooking the fields to the rear
- Opportunity to create further bedrooms in the vast attic space, subject to planning consents
- Internal viewing highly recommended to appreciate the standard of living.
- Available with NO CHAIN

## LOCATION

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.







## GROUND FLOOR

The property is entered into via a welcoming entrance hallway. There is a separate inner hallway which has a ladder to the vast attic/loft space, where subject to the necessary consents you could look to utilise this space for additional bedrooms and bathroom space. There is a choice of rooms to use in your own specific way, given the flexibility and layout of the home. The impressive breakfast kitchen has been refitted with a range of contemporary units with complimentary wooden worktop and glass splashback

## FIRST FLOOR

The inner hallway leads to the first-floor attic space. The attic space offers the scope to extend and expand, creating additional bedroom and bathroom space, subject to receiving the necessary planning consents.

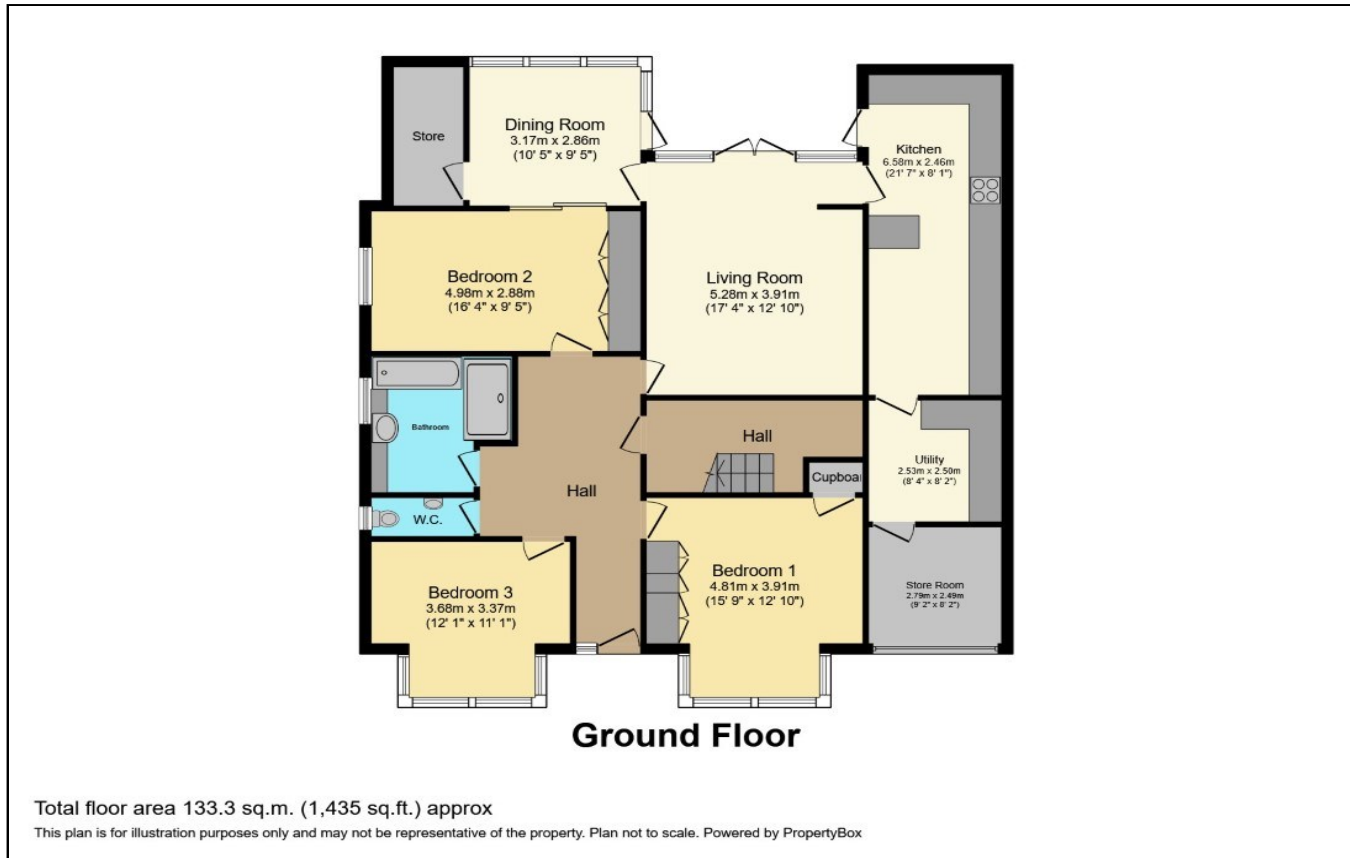


## OUTSIDE

The property is set back from the road with the driveway providing off-road parking and offering access to the former garage with up and over door, there is also a gated side access. The rear garden is simply stunning. Generous in size, it offers various decked seating areas for alfresco dining, raised borders, greenhouse with shed, manicured lawn and well stocked borders with shrubs. The garden has a private aspect overlooking fields to the rear.



# Rectory Lane | Thurcaston | Leicestershire



## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council

Council tax band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



