



34 Rectory Lane, ThurcastonLE77JQ

MOORE
& YORK



Property at a glance:

- Substantial family home
- Impressive plot of 0.167 acres
- 100 ft rear garden
- Two reception rooms
- Spacious and flexible accommodation
- Breakfast kitchen and utility room
- En-suite and dressing area to master bedroom
- Family bathroom
- Non estate location

£535,000 Freehold



A substantial detached four bedroomed family home which offers an impressive plot of approximately 0.17 acres with simply stunning countryside views to the rear and situated on the favoured, south facing side of this desirable Charnwood Forest address. The traditional gravelled frontage offers multi-car parking leading to the garage/work-shop and internally, the spacious, flexible accommodation includes generous reception spaces, re-fitted breakfast kitchen, four bedrooms with master en-suite and dressing area, family bathroom and beautifully landscaped gardens which require viewing in person to fully appreciate.

THURCASTON

Thurcaston is well known for its popularity in terms of convenience for ease of access to the afore-mentioned City centre, as well as the market towns of Loughborough, Melton Mowbray, Ashby-de-la-Zouch and Coalville, the East Midlands International Airport at Castle Donington, the A46\M1\M69 major road network for travel north, south and west, and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

The adjacent village of Birstall offers a good range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including a fine eighteen hole parkland golf course at the Birstall Golf Club, and regular bus services to the Leicester City centre.

EPC RATING

An EPC Assessment has been carried out on this property with the resulting rating D. For a copy of the full report visit www.EPCRegister.com and search for the property using the postcode.

FRONTAGE

The property offers a generous frontage, in the main laid to gravelled driveway with enough space for several vehicles with a mixture of hedging and walling to the boundaries.

PORCH

2.79m x 0.74m (9' 2" x 2' 5") Having decorative leaded light door with UPVC double glazed side screens to the front elevation, curtained





area, ceiling light point, dado height tiling and internal UPVC double glazed door to:

HALL

3.50m x 2.73m (11' 6" x 8' 11") Having radiator with cover, under-stairs storage, staircase with balustrade and two quarter landings rising to the first floor, wall light point, ceiling coving, doors to the dining room, kitchen and at the side to:

GROUND FLOOR WC

1.30m x 1.25m (4' 3" x 4' 1") Having a two piece

suite comprising corner wash basin and low flush WC, dado height tiling, central heating radiator, ceiling coving and light point.

DINING ROOM

3.95m x 3.90m (13' 0" x 12' 10") With UPVC double glazed window to front, coving and ceiling light point, central heating radiator and internal double multi paned doors with matching side screens leading rearwards to:

LOUNGE

6.92m x 4.28m (22' 8" x 14' 1") Having an almost full width UPVC double glazed picture window giving panoramic views of the garden and open countryside beyond, feature fireplace with 5kw wood burning stove and polished granite hearth, multiple wall light points, coving, two double panelled radiators, internal multi paned door at the side leading off to:

KITCHEN/BREAKFAST ROOM

6.41m x 2.33m min 5m max (21' 0" x 7' 8") Having been attractively re-fitted with a range of two tone base and eye level units with contrasting corian work-surfaces with cut in drainer and one and a quarter bowl stainless steel sink with swan neck mixer, antico style wood block flooring throughout, integrated breakfast bar, additional breakfast/study space with UPVC double glazed window overlooking the garden, double glazed patio doors to the same, multiple light points, space for Range cooker with extractor and splash-back, larder storage unit and coved ceiling.

UTILITY ROOM

3.41m x 2.51m (11' 2" x 8' 3") With fitted base and eye level units for storage, tiled splash-back and work-surface with stainless steel single drainer sink inset, space for washing machine, ample room for additional appliances if required, obscure UPVC double glazed window to side and matching door to rear, central heating radiator, wall mounted central heating boiler, strip light, coving and door off to the garage/work-shop.

FIRST FLOOR LANDING

2.88m x 2.81m (9' 5" x 9' 3") With pendant light point and loft access hatch, feature galleried staircase with balustrade, coved ceiling.









MASTER BEDROOM

4.44m x 3.44m (14' 7" x 11' 3") Having a dual aspect with UPVC double glazed windows to front and rear elevations, central heating radiator, ceiling light point, coving, additional UPVC double glazed window to the side elevation, open-way to a dressing area with fitted wardrobes (measuring approx 1.81m x 1.79 overall) additional central heating radiator, pendant light point, radiator and door off to:

EN-SUITE SHOWER ROOM

1.81m x 1.59m (5' 11" x 5' 3") With offset quadrant shower cubicle, vanity wash basin with storage, WC and mirrored cabinet, central heating radiator and UPVC double glazed window to the rear elevation.

BEDROOM TWO

3.98m x 3.64m max (13' 1" x 11' 11") With two fitted wardrobes, ceiling light point, central heating radiator and UPVC double glazed window to the front elevation.



BEDROOM THREE

3.98m x 2.67m (13' 1" x 8' 9") With fitted wardrobe having a sliding door, ceiling light point, central heating radiator and UPVC double glazed window to the rear elevation having a fantastic view to countryside beyond.

BEDROOM FOUR

2.81m x 2.29m (9' 3" x 7' 6") With ceiling light point, central heating radiator and UPVC double glazed window to the front elevation. Currently used as a home office.

FAMILY BATHROOM

2.81m x 1.96m (9' 3" x 6' 5") With a three piece suite in white comprising panelled bath with shower and separate mixer tap, vanity wash basin with storage, WC, ceiling light point, mirrored cabinet and central heating radiator, obscure double glazed window to the rear elevation.

GARAGE/WORKSHOP

5.90m x 3.45m (19' 4" x 11' 4") Having both an up and over door for vehicular access and



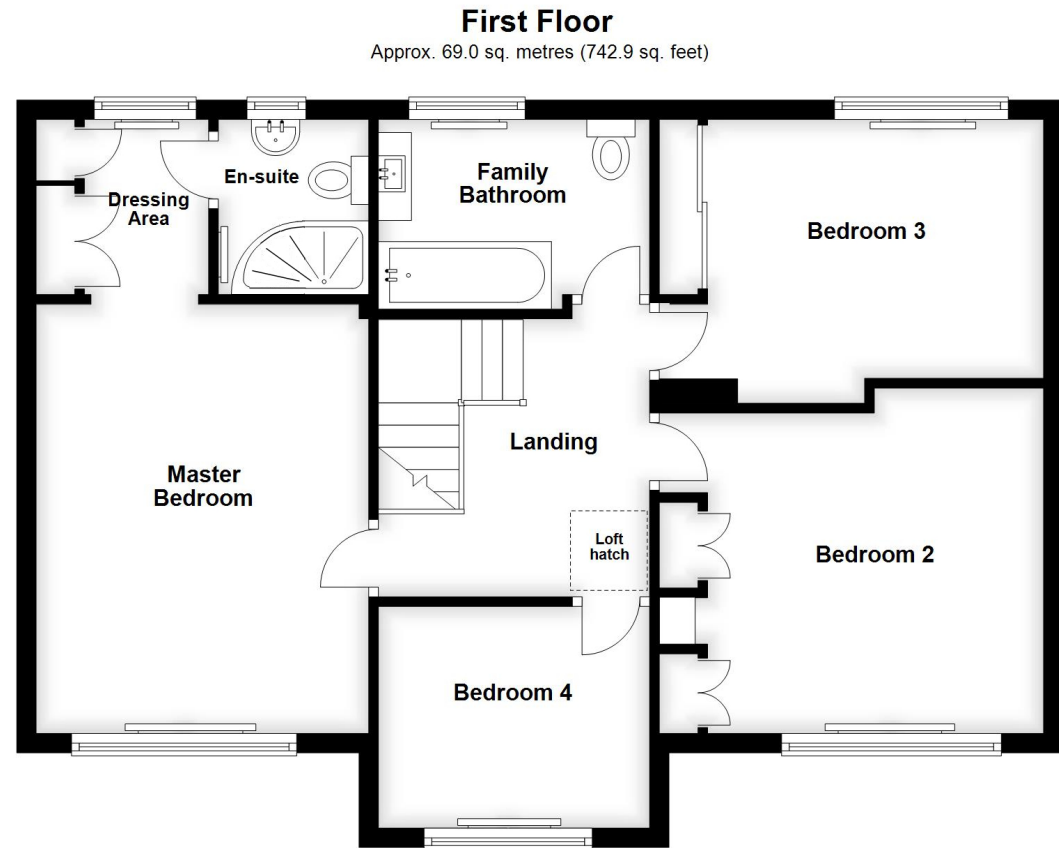
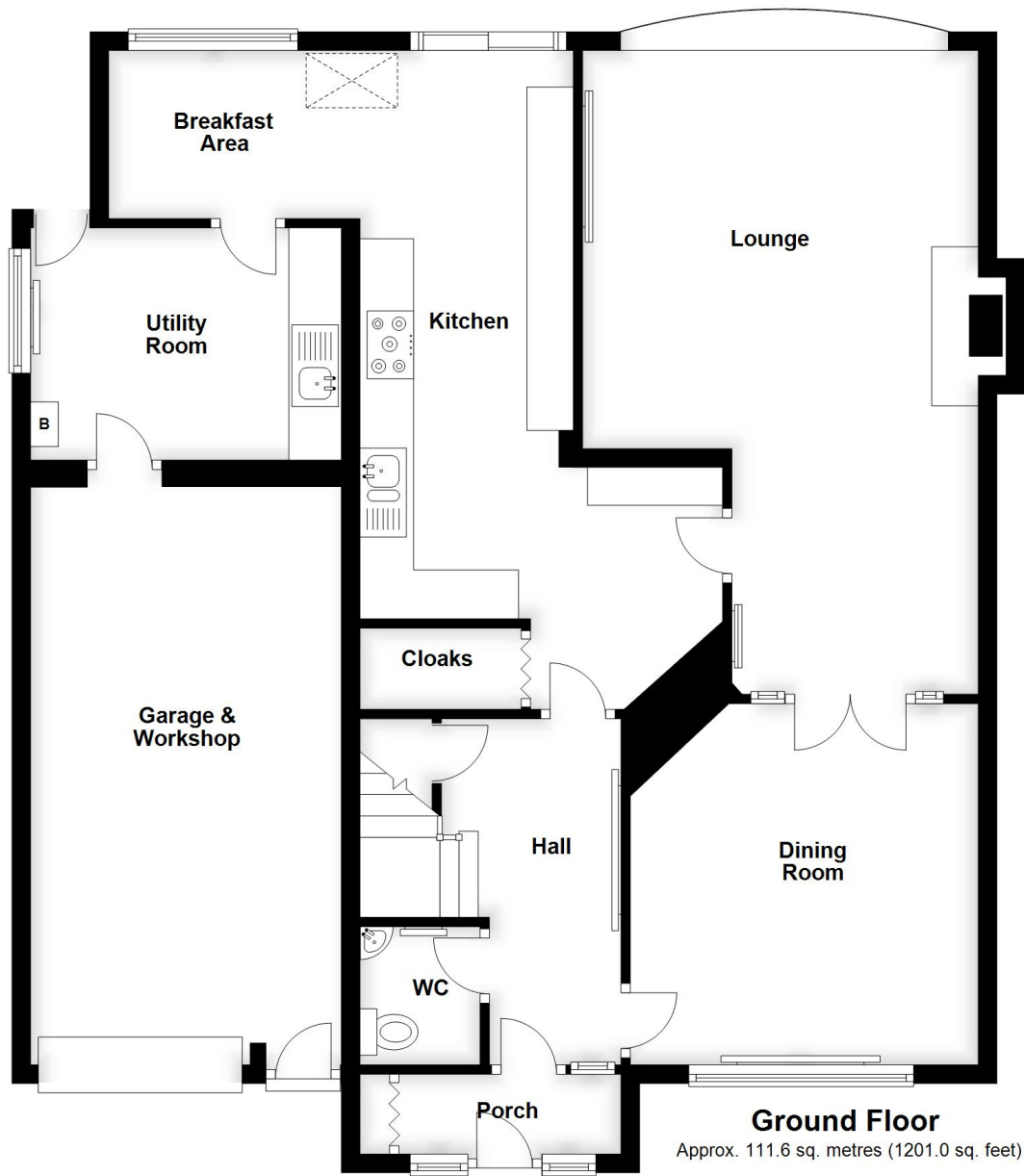
separate door to front, this larger than average garage has ample room for parking and work-shop space with lighting, power and internal door to the utility room.

REAR GARDEN

The rear garden is accessed via the gated entryway to the side elevation and offers an expansive two level paved patio space to the immediate rear with a winding pathway laid to tumbled setts leading past densely stocked beds, ornamental fish pond with goldfish and aquatic plants and a raised decking space above. Beyond this is an area ideal for a garden summer house with paving, gravelling and further planting. Continuing rearwards, the garden has further bedding spaces, paved features and space for further sheds/greenhouses with the rear hedge boundary kept to a low level and affording a stunning aspect to countryside beyond.







IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

