



81 Rectory Lane, Thurcaston, Leicester, Leicestershire, LE77JR

MOORE
& YORK



Property at a glance:

- Individually Designed Split Level Detached Family Home
- Sought After Charnwood Village Location
- Beautiful Elevated Side Views To Bradgate Park
- Lounge, Dining Hall & Kitchen/Breakfast Room
- Master Bedroom With Luxury Four Piece En-suite
- Three Further Bedrooms & Bathroom
- Gas Heating & Double Glazed
- Internal Viewing Essential
- NO UPWARD SALES CHAIN

Asking Price £495,000 Freehold



Individually designed split level detached family home nestled on the outskirts of this popular Charnwood village location near the borders of Cropston, Rothley and Swithland and with beautiful elevated side views to Bradgate Park. The well planned centrally heated and double glazed flexible accommodation briefly comprises to the ground floor entrance hall/dining room with feature stairwell, well fitted kitchen/breakfast room with integrated appliances, inner hallway, cloakroom/WC and master bedroom with luxury four piece en-suite bathroom. Off the half landing is a spacious lounge with stunning open elevated views and to the first floor a large bedroom/sitting room, two further bedrooms and family bathroom. This lovely home stands with well maintained gardens to front and rear, with parking to front and integral double garage. An internal inspection is essential to appreciate the style, calibre and location of this home. NO UPWARD SALES CHAIN.

DETAILED ACCOMODATION

UPVC sealed double glazed door leading to

DINING HALL

18' 8" x 9' 8" (5.69m x 2.95m) Feature tiered staircase with wrought iron display balustrade leading to further accommodation, high vaulted ceiling with wood panels, exposed brickwork, UPVC sealed double glazed window to front aspect, radiator



KITCHEN/BREAKFAST ROOM

14' 6" x 9' 10" (4.42m x 3.00m) Well fitted in an extensive range of soft close units comprising one and a half bowl single drainer sink unit with mixer tap over and cupboards under, matching range of base units with work surfaces over with matching upturn, drawers and cupboards under, deep pull out drawers, complementary wall mounted eye level cupboards, corner carousel unit, tall larder cupboard, built in double electric oven/grill and Neff four piece gas hob with stainless steel Neff extractor fan over and easy wipe splash back, integrated fridge/freezer and dishwasher, radiator, UPVC sealed double glazed window to rear aspect, glazed door to rear garden

INNER HALLWAY





CLOAKROOM/WC

Low level WC and pedestal wash hand basin, radiator, UPVC sealed double glazed window

BEDROOM 1

12' 9" x 10' 10" (3.89m x 3.30m) Radiator, UPVC sealed double glazed window to front aspect, fitted wardrobes

EN-SUITE BATHROOM

10' 10" x 6' 7" (3.30m x 2.01m) Four piece luxury suite comprising soaker bath with shower attachment, walk in large tiled natural rainwater shower unit, vanity sink unit set in bathroom cabinet incorporating low level push button WC, large tiled splash backs, radiator, UPVC sealed double glazed window.

SPLIT LEVEL HALF LANDING

Exposed brickwork, stairs leading to further accommodation.

LOUNGE

20' 8" x 16' 8" (6.30m x 5.08m) UPVC sealed double glazed triple aspect windows with view across open countryside and Bradgate Park, radiator, exposed brickwork, TV point

FIRST FLOOR LANDING

Radiator, airing cupboard, wood panel ceiling, access to loft space.

BEDROOM 2

20' 1" x 10' 11" (6.12m x 3.33m) Radiators, dual aspect UPVC sealed double glazed windows to front and rear, sitting area.

BEDROOM 3

10' 0" x 8' 10" (3.05m x 2.69m) Radiator, UPVC sealed double glazed window to rear aspect, fitted wardrobes,

BEDROOM 4

9' 7" x 8' 8" (2.92m x 2.64m) 1 Radiator, UPVC sealed double glazed window to front aspect, built in wardrobe.

FAMILY BATHROOM

9' 2" x 6' 11" (2.79m x 2.11m) Three piece suite comprising P-shaped bath with shower attachment, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, radiator, large tiled splash backs

OUTSIDE

Driveway to front providing parking leading to integral double garage with up and over doors, power and light and housing central heating boiler. Lawn and evergreen frontage. Well presented private gardens to rear comprising patio area, formal shaped lawns and well stocked evergreen and floral borders and beds, private door to garage, ornamental gated access to side.









SERVICES

All main services are available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

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. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

TENURE

Freehold

EPC RATING

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COUNCIL TAX BAND

Charnwood F

IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

PROPERTY INFORMATION QUESTIONNAIRE

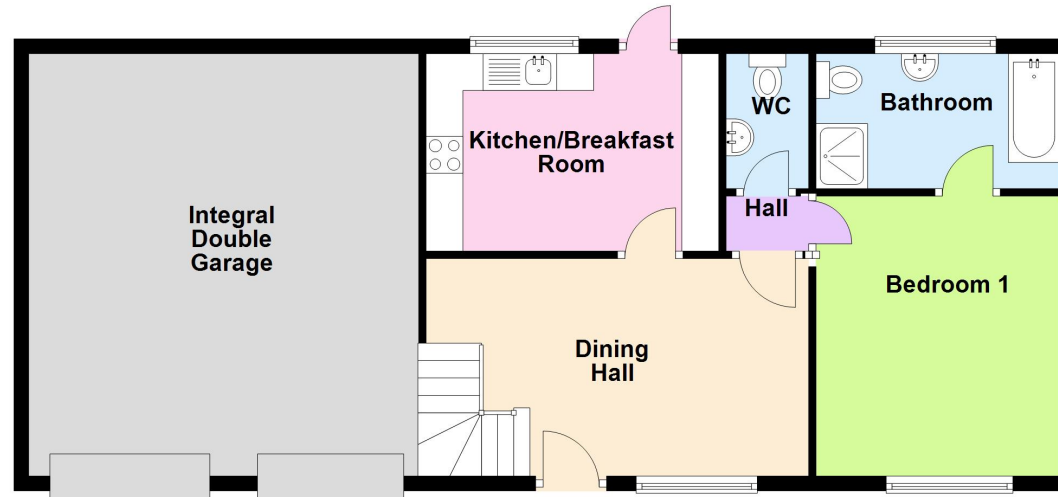
The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.





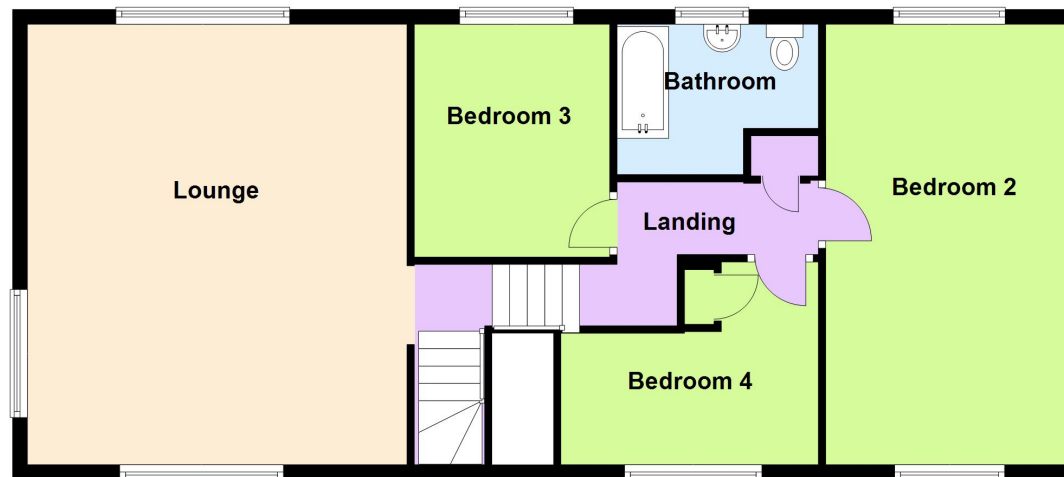
Ground Floor

Approx. 80.2 sq. metres (863.1 sq. feet)



First Floor

Approx. 84.6 sq. metres (910.4 sq. feet)



Total area: approx. 164.8 sq. metres (1773.5 sq. feet)

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

