



740 Uppingham Road, Thurnby, Leicester LE79RN

MOORE
& YORK



Property at a glance:

- Individually Designed Detached Family Residence
- Extensive Grounds Approaching 1.2 acres
- Potential Development Options(STPP)
- Close to Open Countryside, Amenities & Places of Worship
- Ample Parking, Double Garage & Car Port
- Lounge, Dining Room, Kitchen/Breakfast Room & Conservatory
- Six Bedrooms & Three Bathrooms

GUIDE PRICE £1,200,000

Freehold



Individually designed established detached family residence approached by a tree lined electrically gated driveway standing in grounds approaching 1.2 acres situated in this highly sought after village location offering easy access to the open countryside along the A47, all local facilities and places of worship. This imposing home offers extensive accommodation with great potential for further development(STPP) with a separate plot to the side with driveway access ideally suited for future development(STPP). The centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, reception hall, cloakroom/WC, lounge, dining room, conservatory, kitchen/breakfast room, utility room, and master bedroom with en-suite, and to the first floor three bedrooms, large loft room, bathroom and cloakroom. To the side of the property is a covered thoroughfare with stairwell leading to two further bedrooms, dressing room and bathroom above garaging ideally suited for annexe. The stunning grounds surround the property with conifer screening to all aspects with a summer house and swimming pool (presently not in use) to rear and ample parking, double garage and car port to side. Rarely do properties of this style, size, potential and location become available for sale and a viewing is imperative.

DETAILED ACCOMMODATION

Original hardwood door with stone block surround leading to

ENTRANCE PORCH

Sealed double glazed window, original Minton flooring, hardwood and glazed door with matching side panel leading to

RECEPTION HALLWAY

Parquet flooring, radiators, stairs leading to first floor accommodation, under stairs cupboard, original servant bells

CLOAKROOM/WC

Wash hand basin, door to rear garden, separate WC with glazed blocks

LOUNGE

30' 10" x 18' 9" max (9.40m x 5.71m) Parquet flooring, triple aspect sealed double glazed windows, open fire set in feature marble style surround

CONSERVATORY

16' 8" x 14' 6" (5.08m x 4.42m) Electric heater, UPVC sealed double glazed windows overlooking gardens, French door to gardens

DINING ROOM

14' 5" x 12' 4" (4.39m x 3.76m) Radiator, sealed double glazed window, traditional fire surround with tiled hearth and mantle and copper canopy





KITCHEN/BREAKFAST ROOM

24' 1" x 11' 1" (7.34m x 3.38m) Comprising double bowl single drainer sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, tall larder cupboards, built in oven and grill, four piece gas hob with extractor fan over set in matching hood, sealed double glazed windows, Aga set in chimney breast recess

UTILITY ROOM

10' 3" x 6' 11" (3.12m x 2.11m) Double Belfast sink with mixer tap over, plumbing for washing machine, wall mounted gas boiler, quarry tiled flooring, sealed double glazed window

MASTER BEDROOM

23' 6" x 13' 5" max (7.16m x 4.09m) Radiators, sealed double glazed windows, built in wardrobes

EN-SUITE SHOWER ROOM

Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and low level WC, tiled throughout, tiled flooring, chrome heated towel rail, UPVC sealed double glazed window

FIRST FLOOR LANDING

Access to loft space, original built in cupboards, walk in airing cupboard

BEDROOM 2

13' 4" x 12' 0" (4.06m x 3.66m) Radiator, fitted wardrobes, sealed double glazed window

EAVES/LOFT ROOM

23' 10" x 8' 6" (7.26m x 2.59m) Vaulted beam ceiling, sealed double glazed window

BEDROOM 3

11' 10" x 11' 2" (3.61m x 3.40m) Radiator, sealed double glazed window, fitted wardrobes

BEDROOM 4

13' 7" x 11' 5" (4.14m x 3.48m) Radiator, eaves cupboards, sealed double glazed window

BATHROOM

Two piece suite comprising panelled bath and pedestal wash hand basin, radiator, sealed double glazed window

CLOAKROOM/WC

Low level WC and wash hand basin

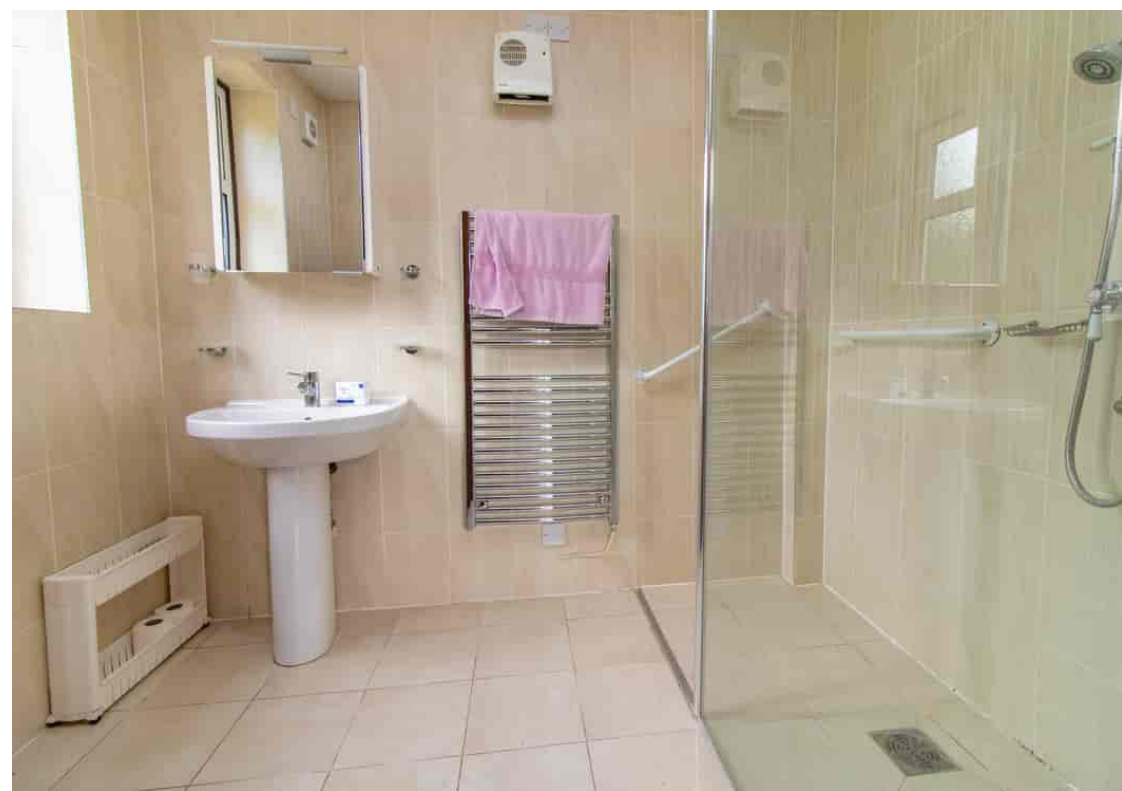
OUTSIDE

SIDE COVERED THOROUGHFARE

Gated access to front aspect, sliding door to rear aspect, storage cupboards, enclosed stairs leading to









BEDROOM 5

16' 10" x 9' 10" (5.13m x 3.00m) Dual aspect windows, electric heater, built in cupboard

BEDROOM 6

15' 3" x 9' 8" (4.65m x 2.95m) Electric heater, built in wardrobe

DRESSING ROOM

5' 5" x 5' 5" (1.65m x 1.65m) Built in wardrobes

BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout

GROUNDS

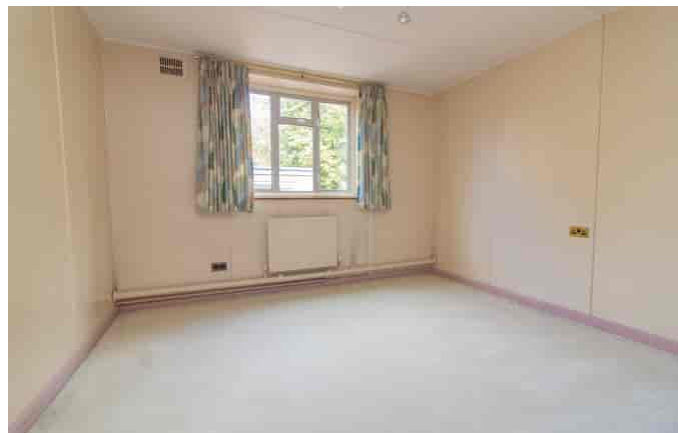
The property is approached via a electronic gated tree lined driveway leading to parking for numerous cars and double garage with electricity operated up and over doors with through rear double gates leading to rear gardens and side workshop space and further car port. The grounds comprises of large lawns frontage with evergreen screening, natural garden area to side with ornamental gated access to extensive lawned rear gardens with well stocked evergreen borders, summer house and swimming pool (presently not usable) mesh covered area previously a productive vegetable plot. To the side of the property is a further enclosed plot of land on a separate deed with its own gated access ideally suited for future development (STPP)

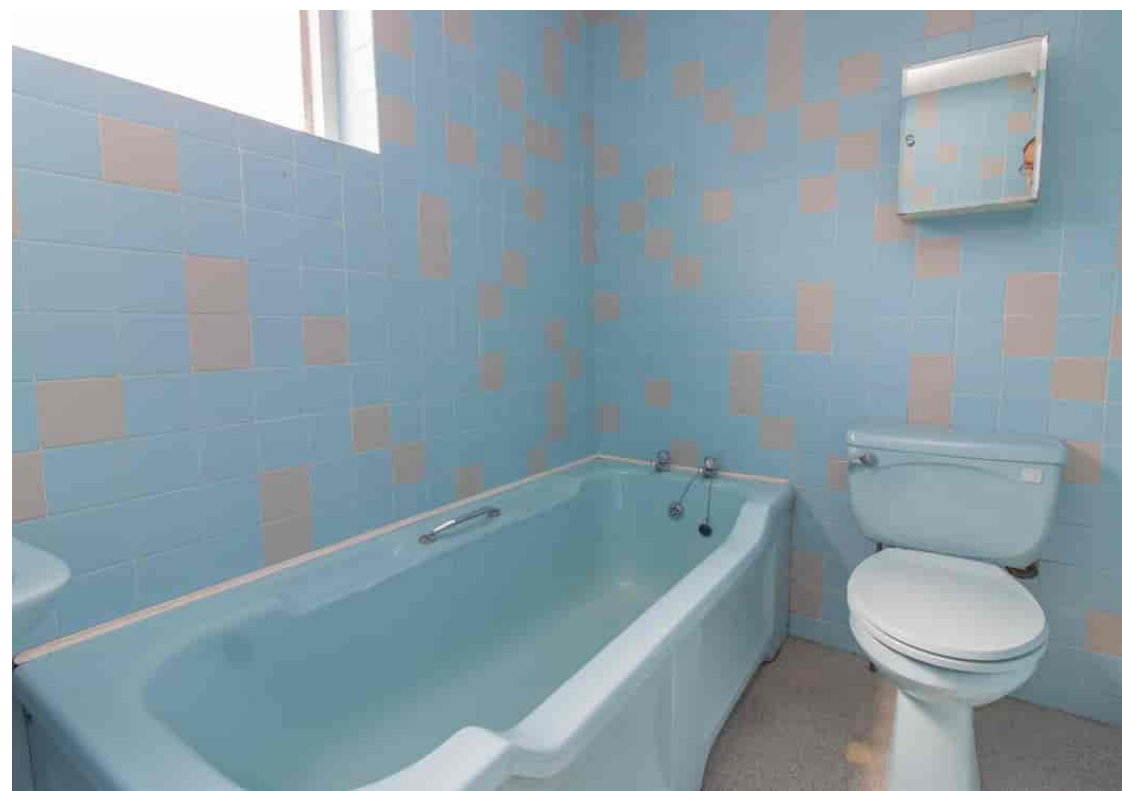
SERVICES

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

VIEWING

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











IMPORTANT INFORMATION

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

COUNCIL TAX BAND

Harborough G

FLOOR PLANS

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EPC RATING

TBC

Ground Floor



First Floor



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

