



Thurcaston House, 42 Anstey Lane, Thurcaston, Leicester, LE77JA





Property at a glance:

- Period Detached Country Home
- Sought After Conservation Village Location
- Open Aspect Views To Front Towards Bradgate Park
- Extensive Feature Gardens
- Further Detached Offices and Double Garage
- Wealth Of Original Features
- Lounge, Dining Room & Kitchen/Breakfast Room
- Sitting Room & Snug
- Four Double Bedrooms

Guide Price £1,000,000 Freehold



A fine period detached Country home situated in extensive grounds of approximately 2/3 acre set in the heart of this sought after conservation village close to Charnwood Forest with panoramic views towards Bradgate Park and within easy access of stunning open countryside and Swithland and Cropston Reservoirs This elegant home offers a wealth of history and charm and stands proudly set back from the road approached by a long driveway and gardens with a further detached single story building presently used as an office and garaging but offering great potential for further usage. The well planned centrally heated accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, reception hall, lounge, sitting room, snug, dining room, kitchen/breakfast room, inner lobby with access to cloakroom/WC, utility room and gardens and to the first floor spacious landing with open aspect views, master bedroom with dressing area and en-suite, three further double bedrooms and family bathroom, and stands in beautifully presented gardens to front side and rear with detached offices and garaging to side and sauna to rear garden. Rarely do properties of this style, location and character become available and we

DETAILED ACCOMMODATION

Solid Oak original front door leading to:

ENTRANCE HALL

Double radiator, cloaks cupboard, leaded light window, tiled flooring, double doors to reception hall.

CLOAKROOM/WC

5' 8" x 5' 8" (1.73m x 1.73m) Oak panelled walling, radiator, tiled flooring, leaded light window, low level WC and wash hand basin

RECEPTION HALL

18' 2" x 9' 11" (5.54m x 3.02m) Stairwell leading to first floor accommodation, double radiator, wood block flooring, under stairs cupboard.



LOUNGE

21' 11" x 13' 11" (6.68m x 4.24m) Double radiator, leaded light dual aspect windows, feature open fire in solid stone surround, TV point, glazed French doors with leaded light side panels leading to;

SNUG

13' 0" x 6' 6" (3.96m x 1.98m) Quarry tiled sill tiles, leaded light picture windows overlooking front gardens.

SITTING ROOM

14' 5" x 12' 11" (4.39m x 3.94m) Bayed window to rear aspect with inset radiator, coal effect gas fire set in raised stone fire surround, with plinth to one side.





DINING ROOM

Wood block flooring, duel aspect leaded light windows, double radiator; feature red brick fire surround with Quarry tiled mantle, serving hatch.

KITCHEN/BREAKFAST ROOM

14' 4" x 12' 10" (4.37m x 3.91m) Comprising sink unit with waste disposal facility with cupboards under; matching range of base units with work surfaces over and drawers and cupboards under; complimentary wall mounted eye level cupboards, wall mounted glazed display cabinet, tiled central island providing breakfast bar with cupboards under; built in oven and five piece gas hob with extractor fan over set in matching hood, feature original service bell uni, walk in shelved pantry, tall larder cupboard.

OUTER LOBBY

Duel aspect doors to rear garden, walk in shelved cupboard

CLOAKROOM

Low level WC, tiled throughout

UTILITY ROOM

Belfast sink with cupboards under and mixer tap over; matching base units with work surfaces over and drawers and cupboards under; complimentary wall mounted eye level cupboards, plumbing for washing machine, tumble dryer space, Quarry tiled flooring.

FIRST FLOOR LANDING

Leaded light picture window with open views towards Bradgate park, access to good sized loft space housing the central heating boiler.

MASTER BEDROOM

16' 0" x 14' 0" (4.88m x 4.27m) Duel aspect leaded light windows, vanity sink unit, fitted wardrobes and dressing table, double radiator; radiator.

DRESSING ROOM

10' 5" x 6' 0" (3.17m x 1.83m) Fitted wardrobes and drawers.

EN-SUITE SHOWER ROOM

Three piece suite comprising tiled power shower cubicle, corner sink, low level high flush WC, heated towel rail, fitted mirror; tiled throughout

BEDROOM 2

15' 11" x 14' 0" (4.85m x 4.27m) Fitted bedroom furniture, duel aspect leaded light windows, double radiator.

BEDROOM 3

17' 11" x 12' 11" (5.46m x 3.94m) Duel aspect windows, double radiator, fitted bedroom furniture.

BEDROOM 4

12' 11" x 9' 0" (3.94m x 2.74m) Radiator, fitted bedroom furniture, vanity sink unit.

FAMILY BATHROOM

Three piece suite comprising soaker bath with shower attachment over; walk in natural power rainwater shower cubicle, vanity sink unit, airing cupboard with radiator; large tiled throughout, fitted mirror, tiled flooring.

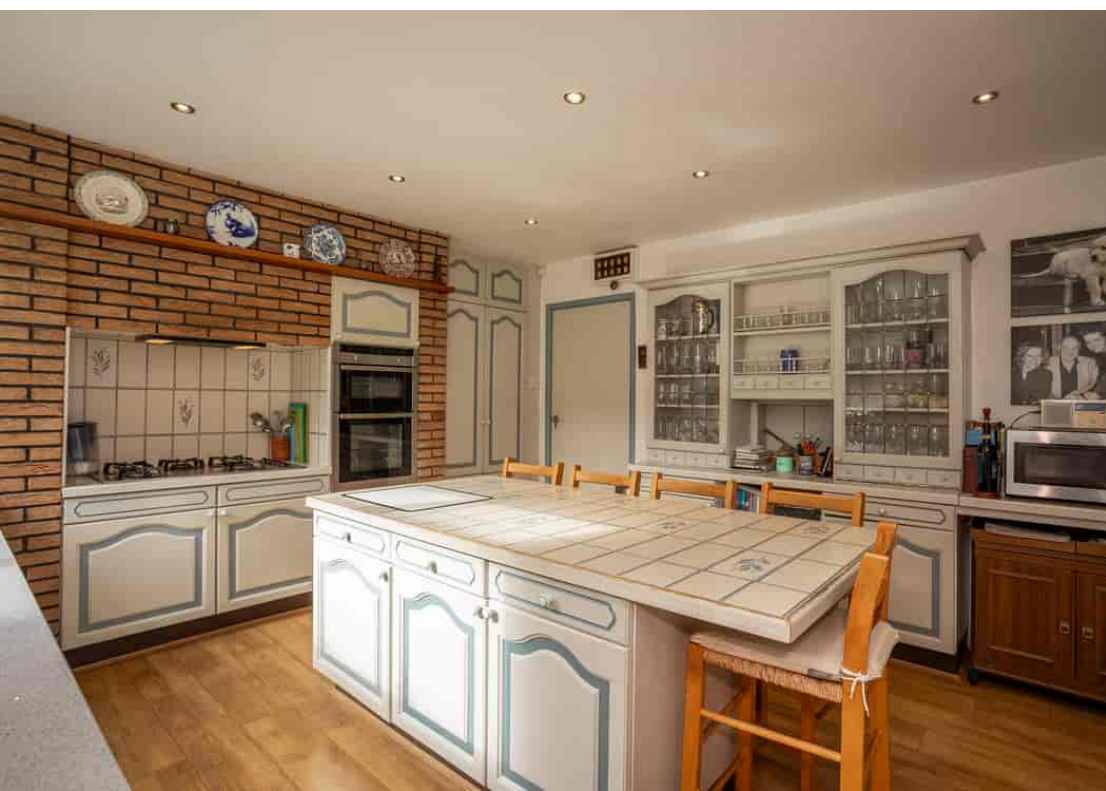
CLOAKROOM

Low Level WC

OUTSIDE









DETACHED SINGLE STORY OFFICES

Hardwood door leading to;

ENTRANCE PORCH

Leaded light window, sealed double glazed window, hardwood and glazed door leading to;

ENTRANCE HALL

KITCHEN

7' 8" x 6' 6" (2.34m x 1.98m) Comprising sink unit with cupboards under, work surface, tall larder cupboard, wall mounted eye level cupboards, wall mounted gas boiler, leaded light sealed double glazed window.

CLOAKROOM/WC

Low level WC and wash hand basin, leaded light sealed double glazed window.

OFFICE 1

15' 9" x 15' 2" (4.80m x 4.62m) Radiators, fitted cupboards

OFFICE 2

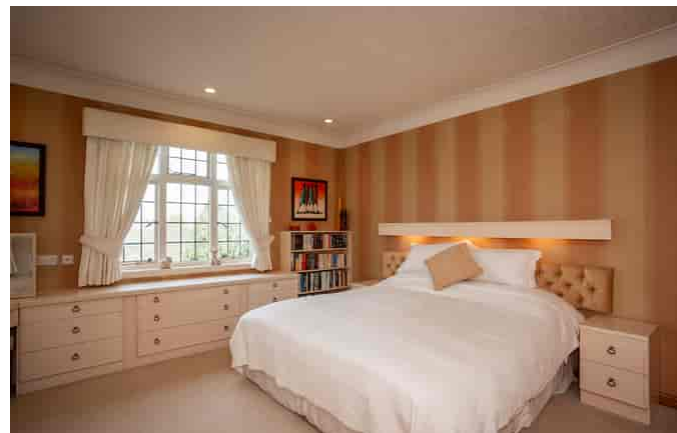
16' 9" x 10' 1" (5.11m x 3.07m) Radiator, double glazed bow window.

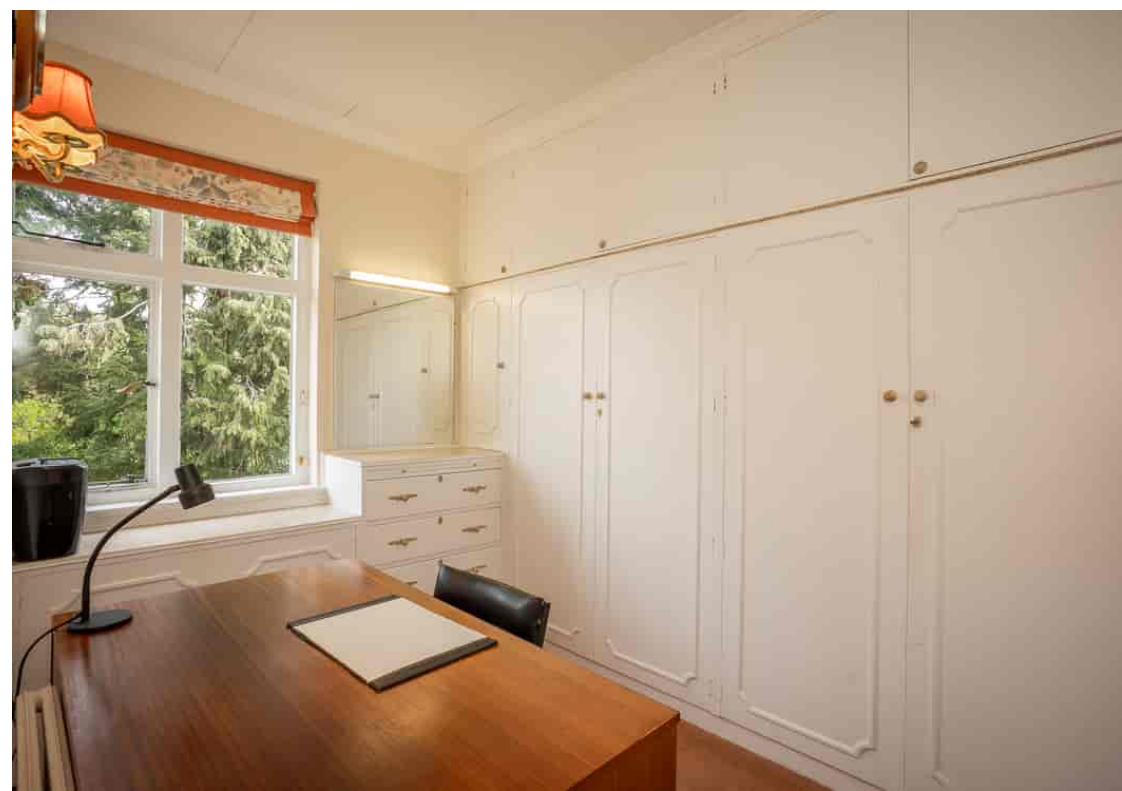
OFFICE 3

7' 8" x 7' 6" (2.34m x 2.29m) Radiator, leaded light sealed double glazed window, fitted shelving

OFFICE 4/STORAGE ROOM

20' 5" x 7' 4" (6.22m x 2.24m) Radiator.











GARDENS

The property stands in stunning gardens approximately 2/3 acre comprising a long driveway approach with granite walled frontage leading to lawns and offices and garaging with electrically operated doors to side with central lawn area with inset fishpond and topiary evergreen beds with circular driveway surround providing turnaround point. Good sized evergreen and mature trees side gardens with pathway leading through the greenery to rear garden comprising extensive lawns with well stocked evergreen and floral beds, large patio seated area with inset topiary evergreen beds, mature tree screening, corner Sauna with changing area and shower, steps leading down to further seated York stone patio area accessed from snug and kitchen.

SERVICES

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

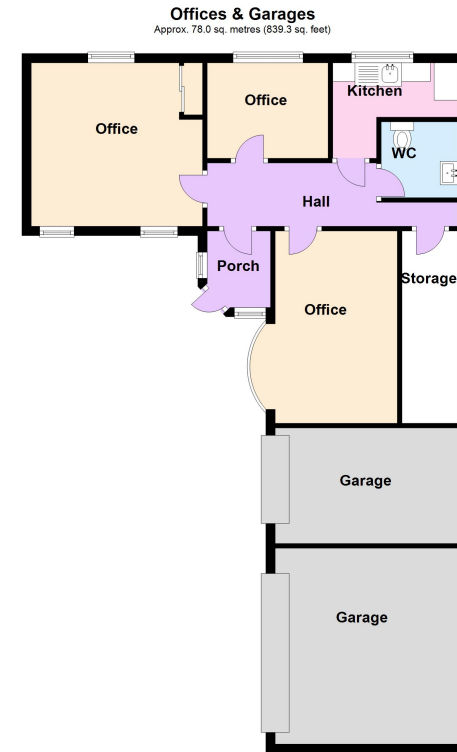
COUNCIL TAX BAND

Chamwood G

EPC RATING



Total area: approx. 216.3 sq. metres (2328.1 sq. feet)



Total area: approx. 78.0 sq. metres (839.3 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

