



31 The Green, Thrussington, Leicester LE74UH

MOORE  
& YORK





### Property at a glance:

- Beautiful Refurbished Cottage
- Highly Sought After Village Location
- Excellent Fusion Character & Contemporary Living
- Newly Fitted Luxury Kitchen & Shower Room
- Re-Decorated and New Flooring Throughout
- Flexibly Arrangeable
- Easily Maintainable Garden & Parking
- Viewing A Must

Guide Price £335,000 Freehold



Beautifully presented semi-detached Cottage situated in the heart of this highly sought after Charnwood village surrounded by stunning countryside and offering easy access to Loughborough Town centre and both the Leicester and Nottingham City centres. This lovely home has been renovated and improved with great care and attention by the present owner to now offer the perfect fusion of contemporary and character living. Designed to provide flexibility of living the newly fitted central heating and double glazed accommodation briefly comprises to the ground floor entrance hall, reception room/study, newly fitted luxury kitchen, utility room, dining room/study, lounge overlooking gardens and newly fitted luxury shower room and to the first floor two double bedrooms and stands with easily maintainable gardens and parking. The property benefits from total redecoration and newly fitted flooring and carpets throughout and an internal viewing is essential to appreciate the calibre and style of accommodation provided.

### DETAILED ACCOMMODATION

Sealed double glazed composite door leading to;

#### ENTRANCE HALL

#### RECEPTION ROOM/STUDY AREA

12' 3" x 11' 3" (3.73m x 3.43m) Stairwell leading to first floor accommodation, steps leading to further accommodation, UPVC sealed double glazed window, ornate coving, spotlights, boiler cupboard, radiator.

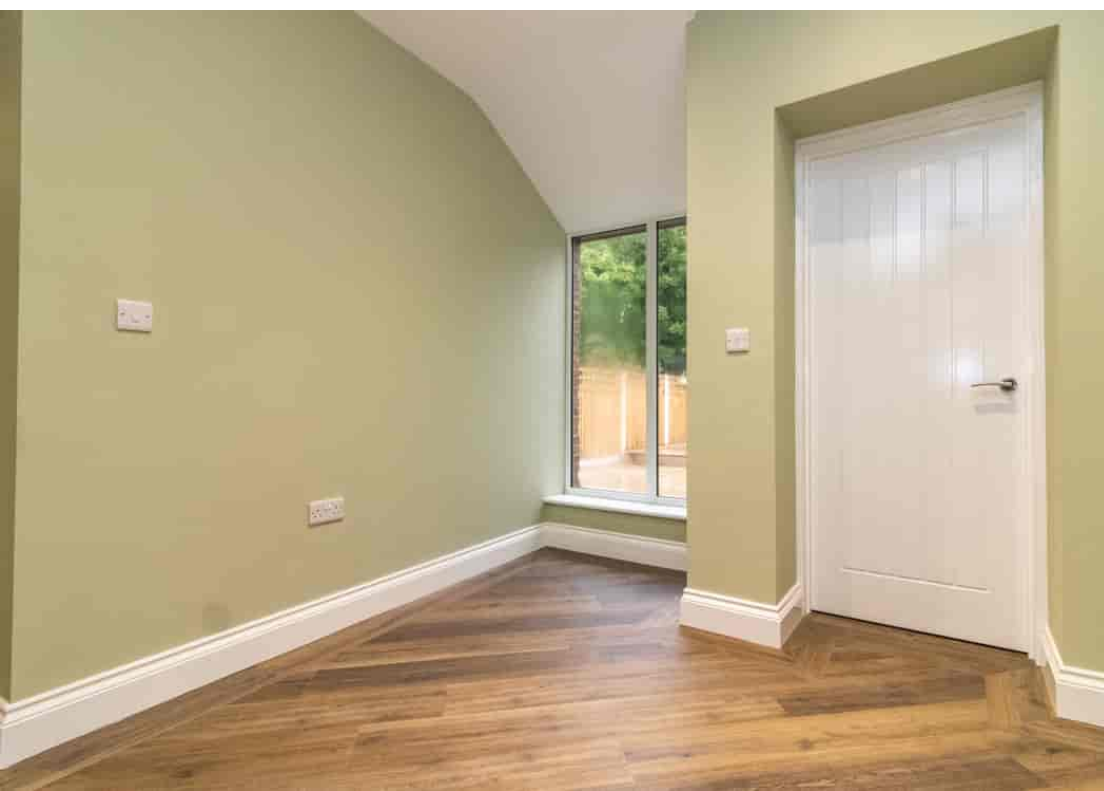


### KITCHEN

12' 11" x 7' 1" (3.94m x 2.16m) Newly fitted in a luxury range of soft close cottage style units comprising inset stainless steel sink with mixer tap over, cupboards under, matching base units with Granite work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with matching Granite splash back, UPVC sealed double glazed window with Granite sill, spotlights, designer radiator, steps with balustrade border leading to archway to further accommodation.

### UTILITY ROOM

4' 5" x 4' 2" (1.35m x 1.27m) Work surface, plumbing for washing machine.









### STUDY/DINING ROOM

10' 7" x 8' 11" (3.23m x 2.72m) UPVC tall sealed double glazed picture window overlooking rear garden, radiator, spotlights.

### LOUNGE

13' 10" x 9' 1" (4.22m x 2.77m) UPVC sealed double glazed French doors to gardens, TV point, Victorian style wood panels with central wall mounted lights, UPVC sealed double glazed Velux windows, radiator.

### SITTING ROOM/BEDROOM

11' 10" x 11' 8" (3.61m x 3.56m) Ornate coving, spotlights, UPVC sealed double glazed windows, feature display fire set in tiled and stone surround, radiator.

### SHOWER ROOM

7' 9" x 5' 8" (2.36m x 1.73m) Newly fitted luxury suite comprising walk in sliding door natural rainwater tiled shower unit with square recessed niche, Vanity sink unit and low level WC, heated towel rail, multi coloured lighted mirror, large tiling throughout with inset LED strip, spot lights, skyline window.

### FIRST FLOOR LANDING

UPVC sealed double glazed window.

### BEDROOM 1

12' 4" x 12' 0" (3.76m x 3.66m) Radiator, UPVC sealed double glazed window, spotlights, TV and mobile points.

### BEDROOM 2

12' 1" x 8' 0" (3.68m x 2.44m) Radiator, hanging recess, UPVC sealed double glazed window, TV and mobile points.

### OUTSIDE

Nicely designed rear garden providing a lovely social private area comprising large tiled patio seating leading to artificial lawns fully enclosed by newly fitted paneled fencing. Graveled parking to the front.

### SERVICES

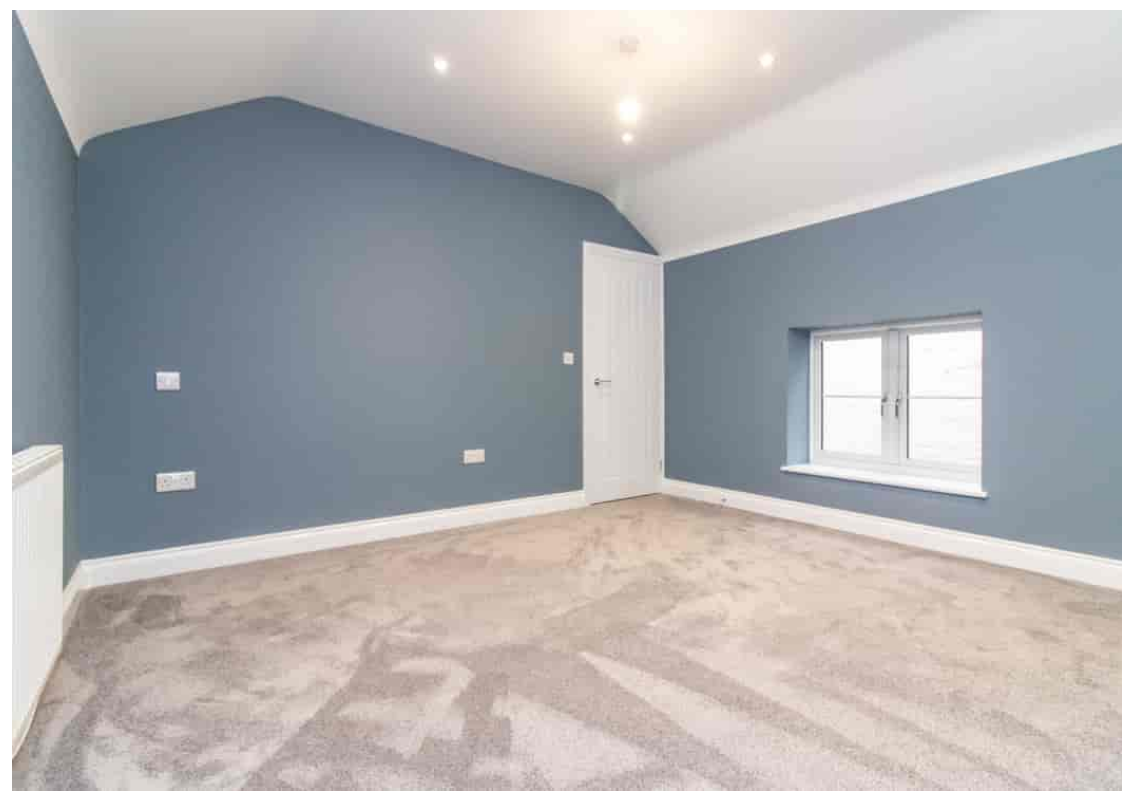
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. windows are UPVC double-glazed and alarm is fitted.















### 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

### ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

### 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

### COUNCIL TAX BAND

Charnwood D

### EPC RATING

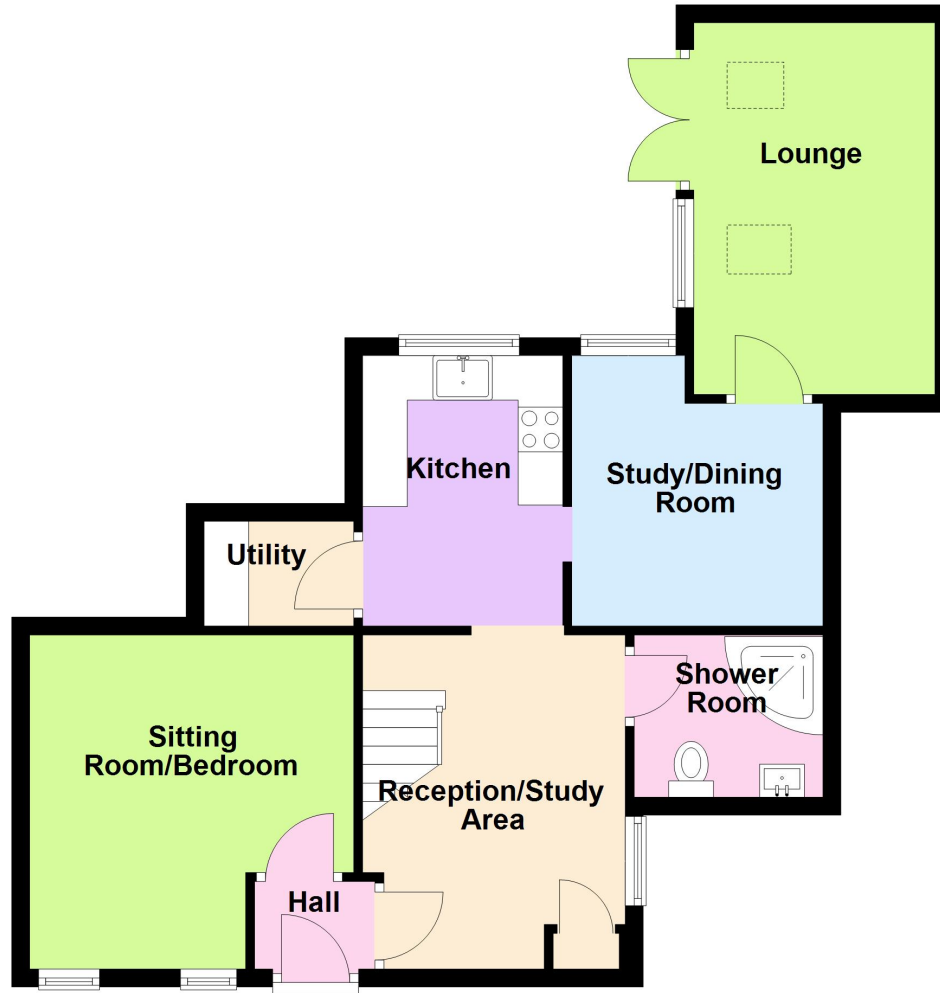
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### IMPORTANT INFORMATION

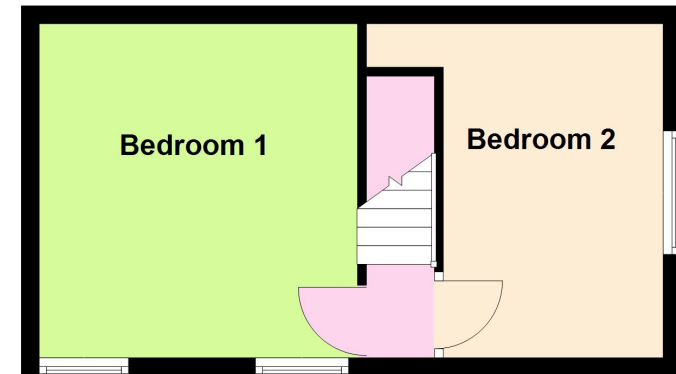
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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.



## 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



