



47 Forest Rise, Thurnby

Offers Over £500,000

MOORE
& YORK



47 Forest Rise

Thurnby, Leicester

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- SPACIOUS EXTENDED DETACHED FAMILY HOME
- FEATURE 825sq ft LIVING AREA WITH LUXURY KITCHEN UNITS AND NATURAL LIGHT
- THREE/FOUR BEDROOMS
- EN-SUITE & LUXURY FAMILY SHOWER ROOM
- LARGE WELL MAINTAINED GARDEN
- AMPLE PARKING & GARAGE
- SOUGHT AFTER LOCATION
- PREVIOUS PLANNING PASSED FOR FURTHER FOUR BEDROOMS & TWO BATHROOMS
- EASY ACCESS LOCAL FACILITIES





DETAILED ACCOMODATION

Leaded light stained glazed door leading to:

ENTRANCE PORCH

Exposed brickwork, tiled flooring, storage seat, leaded light and stained UPVC sealed double glazed door with matching side panel leading to;

ENTRANCE HALL

14' 10" x 5' 4" (4.52m x 1.63m)

Radiator, tiled flooring, niche display shelving, access to loft space, cloaks cupboard.

LOUNGE

19' 3" x 12' 10" (5.87m x 3.91m)

Double radiator, UPVC sealed double glazed window, solid fuel burner set in exposed brick chimney breast with raised stone tiled hearth, bi-fold doors.

SNUG

14' 5" x 14' 5" (4.39m x 4.39m)

Vertical designer radiator, large tiled flooring, concealed central heating boiler, solid fuel burner, air con unit, open plan aspect leading to:

OPEN PLAN LIVING AREA

35' 3" x 30' 4" (10.74m x 9.25m)

Fitted in an extensive range of soft close units comprising Granite work surfaces with deep pan drawers and cupboards under, complementary wall mounted eye level cupboards, built in gas and electric cookers, pull out larder cupboards, large fridge/freezer space, feature Granite surface Island with inset sink unit and Granite drainer, with mixer tap over, and five piece ceramic hob with downdraft cooker hood, curved cupboards and drawers below, integrated dishwasher, breakfast bar, spotlights, bi fold doors leading to gardens, large dining and seating area, vertical designer radiator, large tiled flooring, 3 Velux sky lights providing natural light, 2 of which open to provide fresh air circulation with electric opening.. UPVC sealed double glazed door leading to outside pet enclosure.

UTILTY ROOM

8' 6" x 6' 1" (2.59m x 1.85m)

Belfast sink with mixer tap over work surface with cupboards





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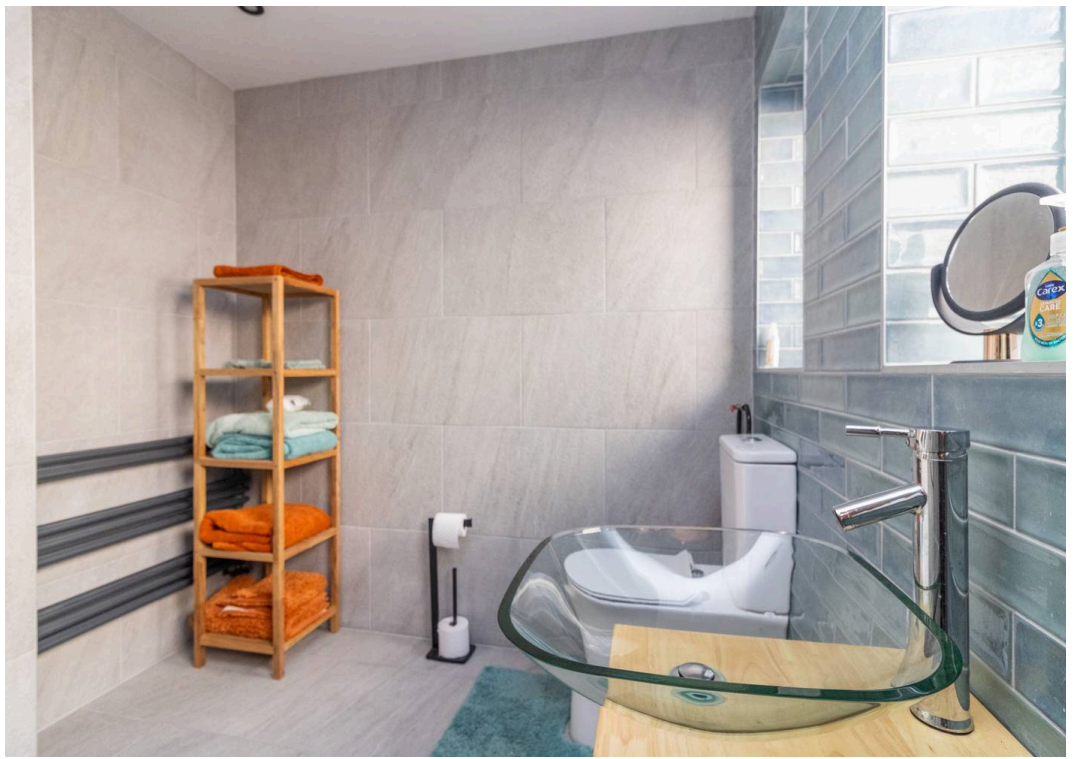
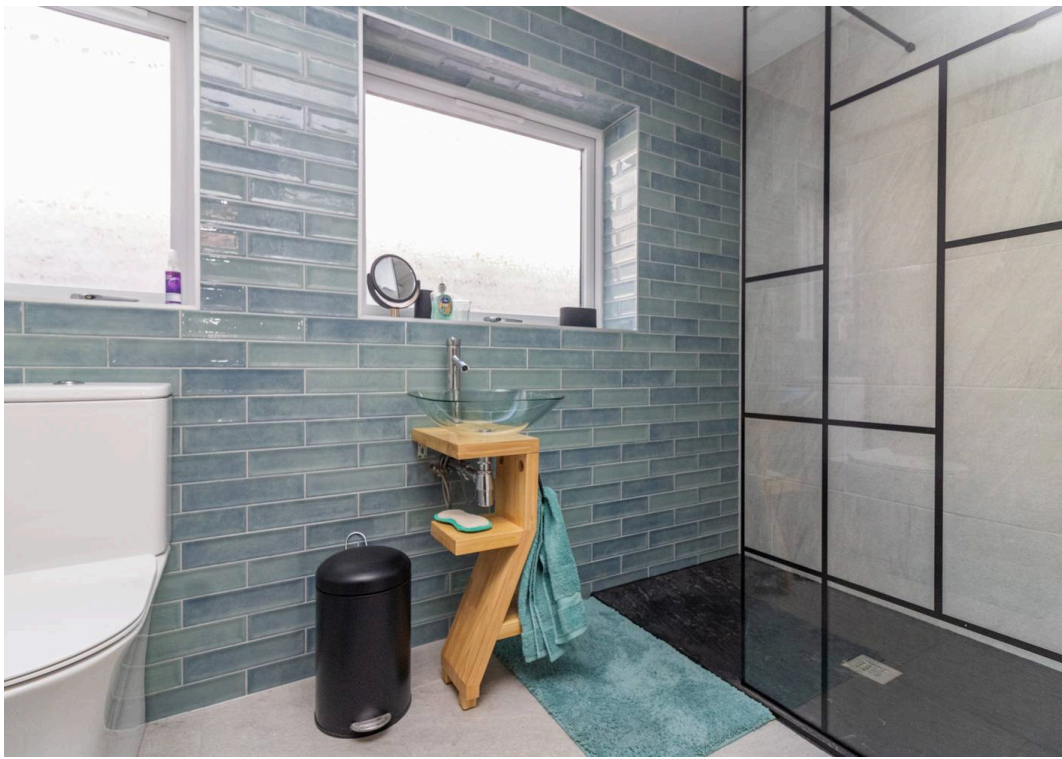
GARDEN

Large garden to rear

GARAGE

DRIVEWAY





Ground Floor





Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

sales@mooreandyork.co.uk

www.mooreandyork.co.uk

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.