



## BLACKSMITHS CLOSE, THRUSSINGTON

£2,150

A four bedroom, well presented, detached family home situated within a small exclusive development within this highly regarded north east Leicestershire village. Thrustrington has village amenities including a pub, primary school and delicatessen shop. It is ideally placed for access to Leicester and Nottingham via the nearby A46. This family home offers well planned accommodation comprising entrance hall and cloakroom/ wc. Study and Living room with patio doors to rear. There is a large fitted kitchen/ dining/ family room with patio doors to rear and range style cooker. Utility room with access to the garage. On the first floor bedroom one has "walk in" storage space off as well as a well appointed ensuite shower room/ wc. Bedroom two has fitted wardrobes and a further ensuite shower room/ wc. There are two further good sized bedrooms and a family bathroom/ wc. To the front of the property the block paved drive provides off road parking and leads to the double integral garage with remote operated doors. To the rear of the property there is an enclosed garden laid mostly to lawn with large patio area.

MOORE  
& YORK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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