



180 Leicester Road, Thurcaston

Thurcaston

Offers Over £950,000

180 Leicester Road

Thurcaston

New build in Thurcaston on 0.97 acres. Features open plan kitchen, 4 bedrooms, master suite with balcony, private drive, gardens, and approved extension potential. Some completion needed. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- 37ft Long Living Family Kitchen
- Further Planning Approved
- Approx. 0.97 Acres
- Feature Master Bed With Balcony
- Fantastic Private Location
- Feature Reception Hall



DETAILED ACCOMMODATION

Entrance door through to the impressive entrance hall, the entrance hall has a central staircase and mezzanine open level with floor to ceiling window giving plenty of natural light to the space. The reception hall opens to a further inner hallway with uPVC double glazed window overlooking the court yard and oak doors accessing the open plan family living dining kitchen with main living room off, utility room, a downstairs bedroom, the allocated downstairs shower room or potential en suite connecting to a further downstairs bedroom.

OPEN PLAN FAMILY LIVING KITCHEN

37' 2" x 17' 9" (11.33m x 5.41m)

An impressive and well proportioned room with ample space to accommodate dining and sitting areas, the fitted kitchen has a one and half bowl single drainer sink unit with swan neck mixer tap over, cupboards under, there's a range of fitted units to the wall and base, space for a Range Oven, integrated fridge and freezer. Double glazed bi fold doors with views and access over the main garden, radiator, further double doors accessing the garden, a benched breakfast seating area and bi fold internal doors accessing the main living room

MAIN LIVING ROOM

24' 0" x 17' 1" (7.32m x 5.21m)

There is a central fireplace with hearth surmounted by wood burning stove and brick surround, bi fold doors overlooking and accessing the front and gardens, two further uPVC double glazed windows and two contemporary style radiators.

UTILITY ROOM

9' 10" x 5' 6" (3.00m x 1.68m)

Wall mounted Baxi gas fed boiler, plumbing for a washing machine and space for further appliances.

BEDROOM FOUR

12' 0" x 8' 0" (3.66m x 2.44m)

uPVC double glazed window.

BEDROOM TWO

17' 7" x 17' 5" (5.36m x 5.31m)

uPVC double glazed windows to two elevations, contemporary styled radiator and access to a room allocated to a downstairs shower room/en suite. This room could lend itself to a number of uses if required and provides potential access for the further approved plans for the property if required.



FIRST FLOOR

On the first floor the landing has glass balustrades and feature windows to two elevations offering natural light to the space. The landing itself gives way to the master suite, bedroom three and family bathroom.

BEDROOM THREE

17' 7" x 10' 11" (5.36m x 3.33m)

uPVC double glazed bay window and Velux sky light window, contemporary style radiator.

FAMILY BATHROOM

10' 2" x 18' 6" (3.10m x 5.64m)

The family bathroom has a free standing roll top and claw foot bath, a double width shower cubicle with shelving, low flush WC and vanity unit surmounted by a wash hand basin with storage under, heated towel rail.

THE MASTER SUITE

23' 7" x 17' 11" (7.19m x 5.46m)

The master suite is a particular feature of sale being generously proportioned and having double French doors opening to a balcony area which enjoys views over the gardens and fields beyond. Further uPVC double glazed dormer window, radiator, storage cupboard and oak doors accessing the dressing room and en suite bathroom.

DRESSING ROOM

15' 3" x 10' 6" (4.65m x 3.20m)

Double glazed skylight window, a range of furniture including wardrobe/cupboards, dressing table and drawers.

EN SUITE BATHROOM

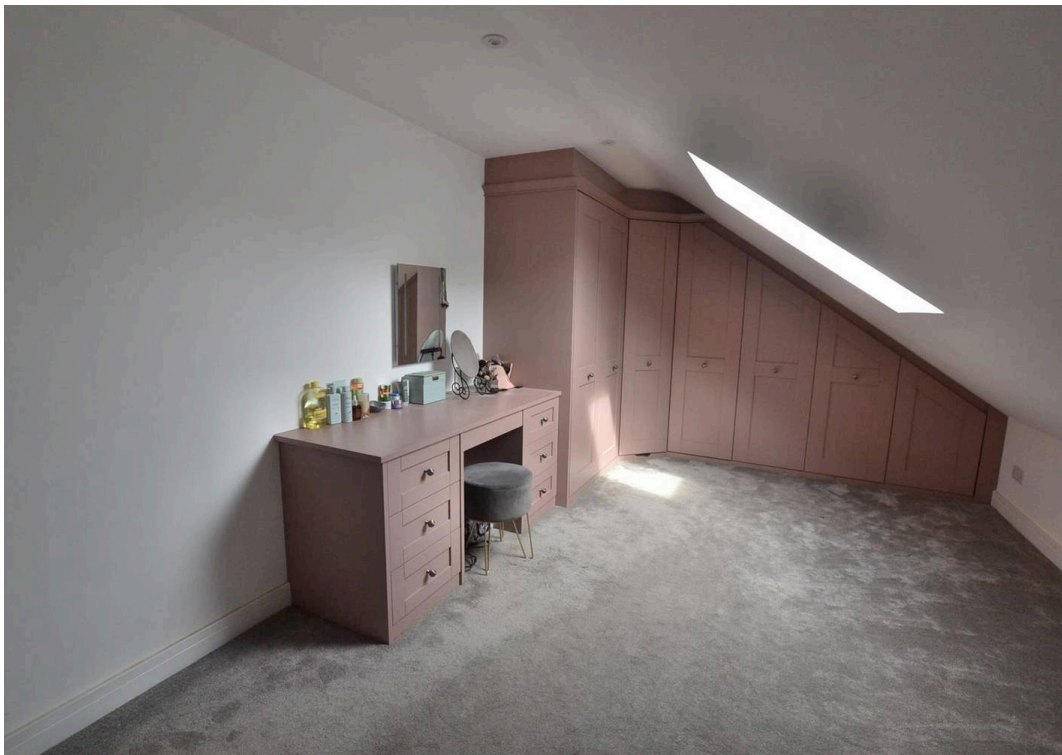
The en suite bathroom is well proportioned with a raised platform with LED lighting surmounted by a claw foot and roll top bath, double width shower cubicle, thermostatic shower, low flush WC, vanity unit surmounted by a wash hand basin with storage under, heated towel rail, uPVC double glazed window enjoying views over the garden and fields beyond.



OUTSIDE

The property has gated access from Leicester Road leading via a winding driveway. The property enjoys generously proportioned and private gardens with fields to the boundaries. There is further access to the side of the property leading to a court yard garden area which could accommodate further parking if required. There is allocated for an additional extension to the existing property, the plans which have been passed.











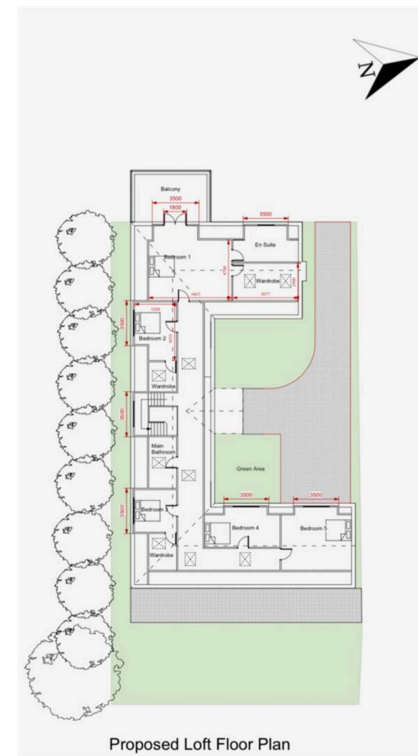
GARDEN

The property has gated access from Leicester Road leading via a winding driveway. The property enjoys generously proportioned and private gardens with fields to the boundaries. There is further access to the side of the property leading to a court yard garden area which could accommodate further parking if required. There is allocated for an additional extension to the existing property, the plans which have been passed.

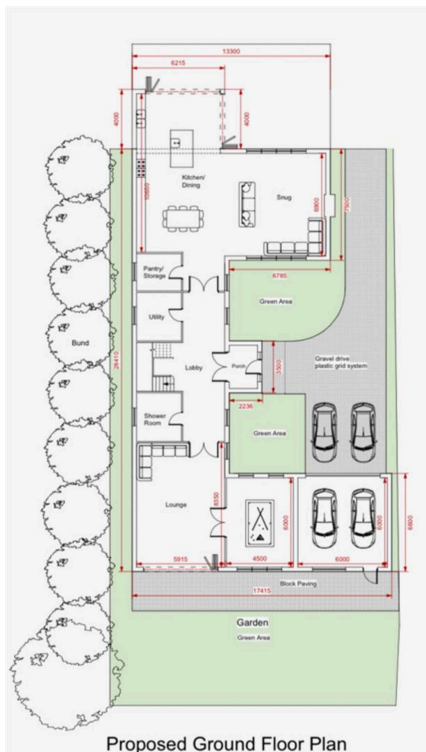
DRIVEWAY

5 Parking Spaces






Proposed Loft Floor Plan



Proposed Ground Floor Plan

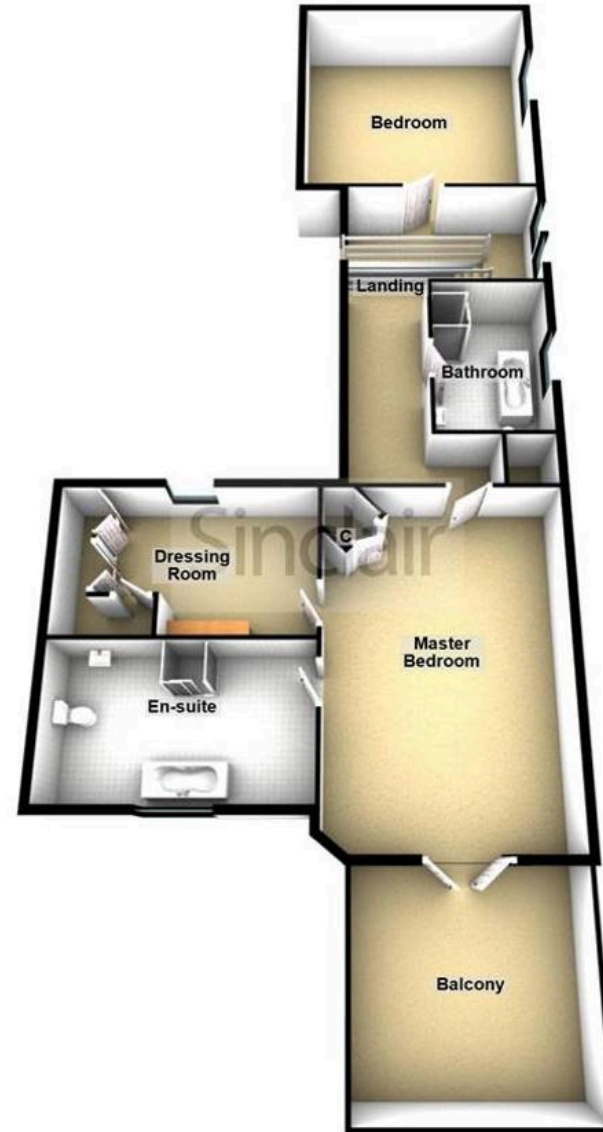
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 15-15A High Street – LE12 7RX

01509 812777

sibley@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.