



3 Main Street  
, Thurlaston, LE9 7TP  
**£425,000**



Extended & improved detached family cottage in the centre of this charming South Leicestershire village. A feeling of remoteness yet having easy access to motorways and rail links

- CENTRAL VILLAGE LOCATION
- CHARACTER COTTAGE WITH BEAMED CEILINGS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- 3 RECEPTION ROOMS
- 4 DOUBLE BEDROOMS
- DRESSING ROOM WITH SCOPE TO ADD SEPARATE SHOWER ROOM
- EXCELLENT ROAD AND RAIL LINKS
- COUNCIL TAX BAND E EPC RATING E
- Internet - Standard & Super fast, see ofcom checker for more details



## INTRODUCTION

Originally a small 2 bedroom property "The Cottage" located in the heart of the village, was massively extended in the 1970s to create a large and beautifully presented family home in a slightly elevated position behind a low brick wall and a mature hedge providing privacy from the street.

Full of charm and character with irregular shaped rooms and an abundance of exposed oak beams the house is entered through a substantial front door and briefly comprises: an entrance hall with ground floor wc off, a family room, a dining room, fitted kitchen and a large feature lounge. Upstairs, there are 4 generously sized, well-proportioned bedrooms, a dressing room with scope to convert to a second bathroom/shower room and a large family bathroom. The rooms in the older part of the house are of an irregular shape and the floorplans, which we have tried to create accurately, are for guidance only. An internal viewing is recommended to appreciate the size and the charm that this property offers

## THE ACCOMMODATION

Benefiting from uPVC double glazing and Gas central , with a recently installed boiler, this superb family home has been lovingly maintained by the current owner and is presented to the market in beautiful decorative order with no upward chain.

The front door, in the older part of the cottage, leads into the spacious entrance hall with a ground floor wc, a wooden staircase rising to the first floor and provides access to the ground floor accommodation. The first room is a spacious family/reception room with a bow window overlooking the front and a step down into the well proportioned dining room with ample space for a large family dining suite, French doors leading out into the patio style rear garden and a door into the kitchen. The cottage style kitchen has been fitted with a range of base and wall units, an electric cooker and hob with an extractor hood over and room for some white goods.

Off the family room, a door leads into the impressively spacious family lounge with a stove style electric heater set in a feature surround, a window to the rear overlooking the patio and a bow window overlooking the front garden.

A wooden staircase rises from the hall onto the first floor landing. Directly opposite there is a generously sized family bathroom comprising a toilet, bidet, bath and a separate walk-in shower enclosure. Bedroom 1 at the end of the landing is a spacious double bedroom with a run of and fitted wardrobes and dual aspect windows to the front and rear.

Bedroom 2 is another generously sized double bedroom with ample space for a full bedroom suite and a window overlooking the patio garden. Bedroom 3, overlooking the front, currently has the benefit of a dressing room/nursery which has scope for conversion into a second bathroom/shower room/ ensuite if required.

The fourth bedroom is slightly smaller but still large enough for use as a double bedroom and overlooks the front garden.

The whole house has recently been re-painted using neutral colours and is ideal for a family needing lots of space and wanting make their own mark

## OUTSIDE

"The Cottage" is a charming period property set well back from the road and screened from the street by a low brick wall and tall mature hedging. A path runs down the side of the house with a wrought iron gate providing access to the spacious front garden. Steps lead up to the front door and there is a shaped lawn with mature borders providing a high level of privacy. There is also a door providing pedestrian access into the large tandem garage which has light and power and an up and over door leading out into the street. To the rear of the property there is a private walled patio style garden with gated access to the side path and rear pedestrian access to the garage.

## THE AREA

Thurlaston is a charming South East Leicestershire village in the Blaby district of the county lying approx. 8 miles from Leicester, 6 miles from M1/ M69 junction and Fosse Retail Park, and approx. 3 miles from Narborough Railway Station.

Surrounded by some of the county's most beautiful countryside the origin of the village is thought to date back to Saxon times and the All Saints Church dating back in part to the 12th Century was awarded a Grade II listing in 1957 for its Historic Interest.

There are 2 Pubs/Restaurants in the village known as DOM Restaurant and Bar (formerly The Grey Gosling) and The Elephant & Castle Public House.

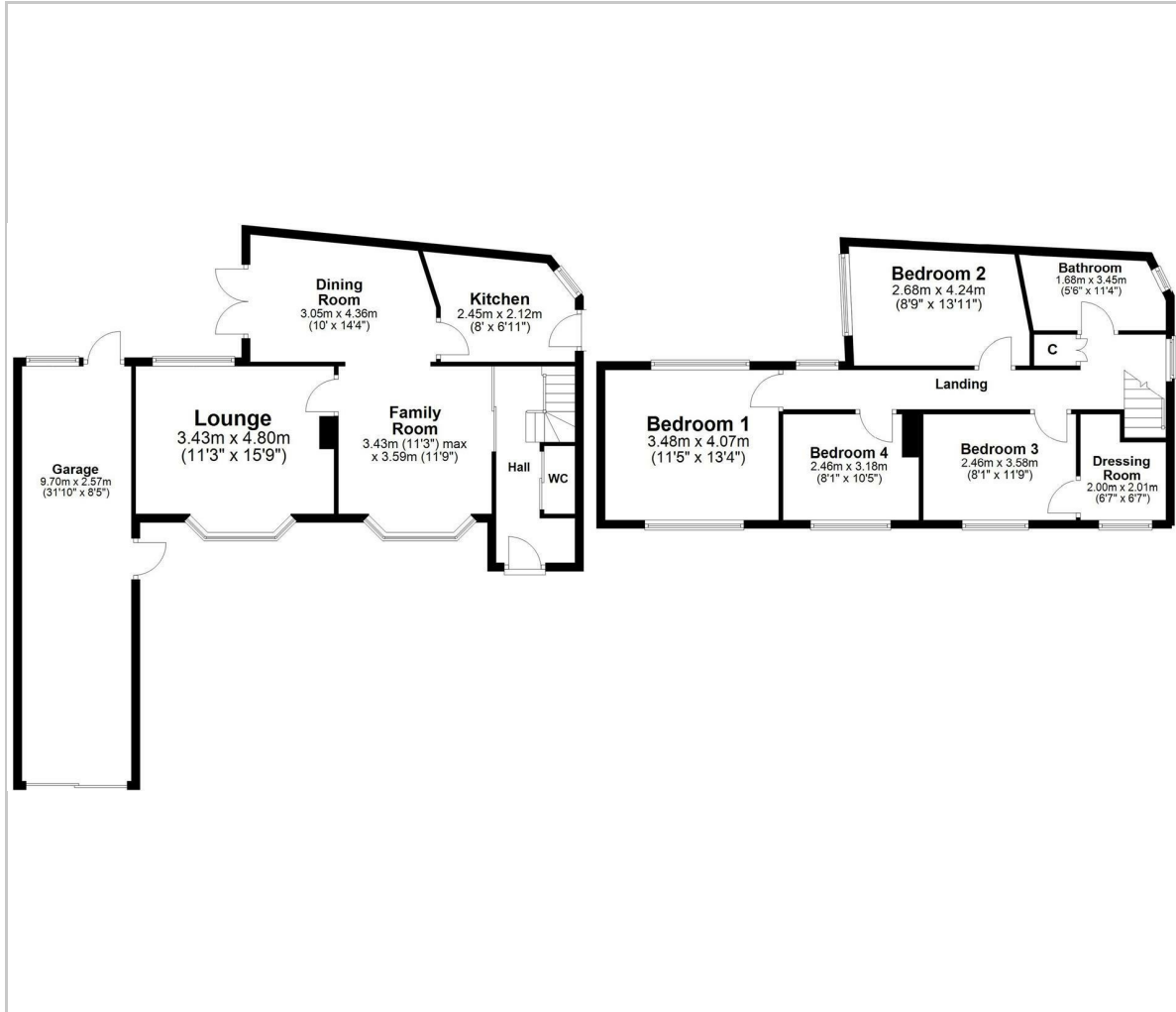
There is a Garden Centre in the village with a popular café whilst local shops can be found in nearby villages such as Desford and Stoney Stanton with a full range of retail outlets and eateries at Fosse Retail Park.

The Thurlaston C of E Primary School boasts a "Good" rating from the last OFSTED report in February 2023 and Secondary Schools include The Bosworth Academy in nearby Desford also receiving a "Good" following the OFSTED report in November 2023.

The village is extremely popular with local buyers as well as those from further afield due in part to its feeling of remoteness whilst enjoying good transport links and its proximity to Midland commercial centres



## Floor Plan



## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

