



3

Bedrooms

1

Bathroom



Kings are excited to present this three-bedroom detached house located on Foxglove Avenue found in the Thurnby area. This property is located in the recently built estate in Thurnby found just off Pulford Drive near Station Lane, placed within close proximity to surrounding areas including Thurnby, Houghton and Scraftoft and nearby to local amenities, places of worship, schools and major transport links including Station Lane, Uppingham Road and Scraftoft Lane. This property has the benefit of being less than 10 years old which means it requires next to no work and is ready to move into for the next buyer, consisting of three bedrooms, kitchen, living room, downstairs wc, family bathroom, a large garden and a double driveway with a single garage.

This property is available by appointment only, call Kings now!!!! 0116 352 7012.

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Upon entering the property you are met with a sizeable entrance hallway stretching to the rear living room. The hallway offers access to a downstairs wc, the kitchen, living room and stairway leading upstairs. The kitchen consists of tiled flooring, modern fitted worktops inclusive of an integrated oven/hob, a double-glazed front facing window and enough room for potentially a small dining table. The living room is found towards the rear of the property with a generous amount of space as it also includes enough room for a large dining table with room to spare and has the benefit of an open view of the sizeable garden. The living room has carpeted flooring, a rear facing double-glazed window, access to the under-stair storage and double door rear access to the garden.

As you ascend the stairway onto the first floor you are introduced to a carpeted landing area connecting all three bedrooms inclusive of two double bedrooms and one single bedroom, and the family bathroom. Both double bedrooms include carpeted flooring, wall mounted radiators, double glazed windows facing the respective directions as one is found at the rear of the property and the other is found at the front of the property. The single bedroom located at the rear of the property also contains carpeted flooring, a wall mounted radiator and a rear facing double-glazed window. The family bathroom also includes storage and is located at the front of the property consisting of a bath/shower, sink, toilet and front facing double-glazed window.

This property is not one to miss out on, being under 10 years old the property requires next to no work and is low maintenance throughout, it also benefits from gas central heating, a large garden, a single garage, double driveway and a fitted modern kitchen with tiled flooring. This property is available by appointment only, call Kings now!!!!!! 0116 352 7012.

Property info

Ground Floor

Kitchen: 3.75m x 2.67m – located at the front of the property consisting of a double glazed window, tiled flooring, fitted worktops and an integrated oven/hob

Living Room: 3.67m x 4.86m – found at the end of the entrance hallway at the rear of the property consisting of carpeted flooring, a double-glazed window, double door garden access providing an open view, access to the under-stair storage and enough room for large dining table

First Floor

Bedroom one: 3.99m x 2.71m – double bedroom located towards the rear of the property consisting of carpeted flooring, double-glazed window and a wall mounted radiator

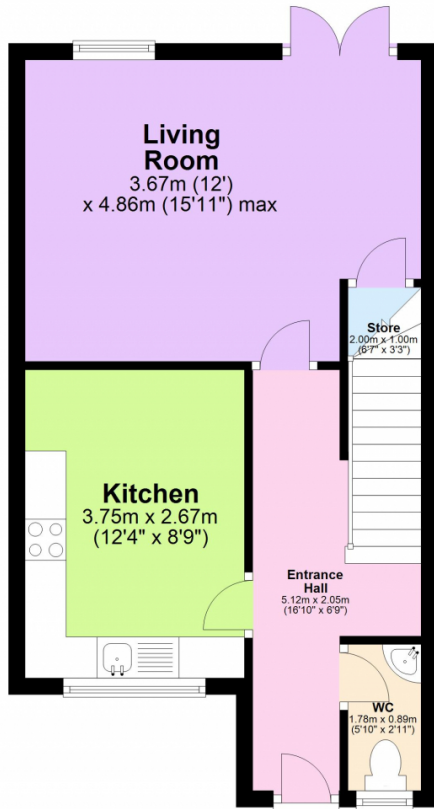
Bedroom two: 3.48m x 2.69m – double bedroom located at the front of the property consisting of carpeted flooring, a double-glazed window and a wall mounted radiator

Bedroom three: 2.71m x 2.07m – single bedroom located at the rear of the property consisting of carpeted flooring, a double glazed window and a wall mounted radiator

Bathroom: 2.65m x 2.05m – located at the front of the property, family bathroom with tiling, bath/shower, sink, toilet, double-glazed window and access to a storage cupboard.

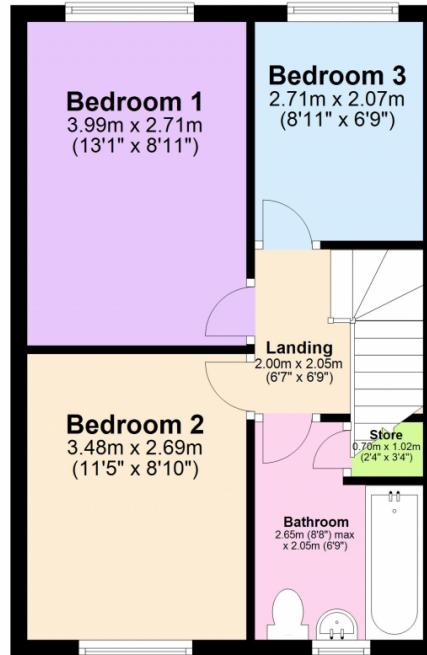
Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 76.3 sq. metres (821.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

