



 **5**
Bedrooms

 **2**
Bathrooms



Kings are pleased to present this newly refurbished five-bedroom semi-detached property located on Gretna Way found in the Thurnby Lodge area. This property was originally a three-bedroom and has been tastefully extended and developed into a five-bedroom house. The property consists of a ground floor including two reception rooms, a second family bathroom, dining area and fitted kitchen, and a first floor consisting of five bedrooms and the main family bathroom. This location of this property is ideal as it adds convenience for the owners being found in the Thurnby Lodge area within LE5, and is within close proximity to local amenities including shops, supermarkets, pharmacies, places of worship, major access routes including Scraftoft Lane, Station Lane and Thurncourt Road, and is found within a great catchment area for schools.

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As you enter the property you initially make your way through a porch area before proceeding through the main body of the house creating an ideal greeting spot for guests/visitors. The entrance hallway provides access to both reception rooms. The main reception room is the living room located at the front of the property offering a blank canvas for the next owners to make their own with additional access to the rear of the property where you will find the dining area, kitchen and bathroom. The kitchen and dining area have been separated via an opening creating that sense of having two separate rooms but keeping with an open plan theme offering access to the family bathroom and rear garden.

The first floor of the property consists of five bedrooms and a second family bathroom. Bedrooms one to four are all double bedrooms consisting of carpeted flooring and respected facing double-glazed windows. Bedroom five is the only single bedroom in the property consisting of the same features as the other bedrooms. The second family bathroom can be found at the top of the stairs at the rear of the property consisting of tiling throughout, a bath/shower, toilet and sink.

This property is one not to miss out on due to a number of benefits including a double driveway, gas central heating, double-glazing throughout, newly refurbished, blank canvas making the potential untapped, multiple bathrooms, the corner plot, and most importantly no chain!!!! Available by appointment only. Call Kings now 0116 352 7012!!!!

Property Info

Ground Floor

Living Room: 4.92m x 3.94m (16'2" x 12'11") – spacious living area located at the front of the property consisting of hardwood flooring, a front facing double-glazed window, wall mounted radiator and access to the dining area and remainder of the rear of the property.

Reception Room: 5.48m x 3.00m (18' x 9'10") – second reception room located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator.

Dining Area: 3.08m x 5.11m (10'1" x 16'9") – separate dining room from the kitchen, consisting of tiled flooring, a wall mounted radiator and access via an opening to the kitchen and access to the downstairs bathroom.

Kitchen: 2.66m x 4.58m (8'9" x 15') – fitted modern kitchen located at the rear of the property accessed via an opening with the dining area, consisting of tiling throughout, fitted worktops and storage cupboards, an integrated oven/hob, sink, rear facing double-glazed window and rear garden access.

Bathroom: 2.30m x 3.00m (7'7" x 9'10") – downstairs family bathroom consisting of tiling throughout, a shower, toilet, sink and rear facing double-glazed window.

First Floor

Bedroom One: 4.14m x 3.18m (13'7" x 10'5") – double bedroom located at the rear of the property consisting of carpeted flooring, a wall mounted radiator and a rear facing double-glazed window.

Bedroom Two: 3.62m x 3.03m (11'11" x 9'11") – double bedroom located at the front of the property consisting of carpeted flooring, two double-glazed windows and a wall mounted radiator.

Bedroom Three: 3.93m x 2.69m (12'11" x 8'10") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator and a storage cupboard.

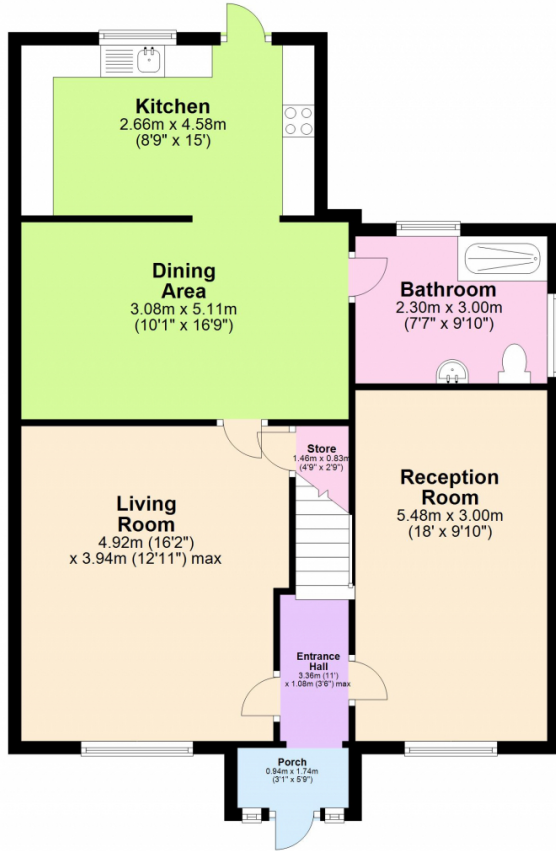
Bedroom Four: 3.59m x 3.04m (11'9" x 10') – double bedroom taking up an L-shape located at the rear of the property consisting of carpeted flooring, a side facing double-glazed window and wall mounted radiator.

Bedroom Five: 3.02m x 2.33m (9'11" x 7'8") – single bedroom located at the front of the property consisting of carpeted flooring, wall mounted radiator and front facing double-glazed window.

Bathroom: 1.65m x 2.31m (5'5" x 7'7") – family bathroom consisting of tiling throughout, a bath/shower, sink, toilet and rear facing double-glazed window.

Ground Floor

Approx. 79.1 sq. metres (851.3 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.0 sq. feet)



Total area: approx. 143.5 sq. metres (1544.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

