



 **3**  
Bedrooms

 **1**  
Bathroom





Kings are pleased to present this three-bedroom terraced property located on Croyland Green in the Thurnby Lodge area. This property can be found just off Bowhill Grove and Thurncourt Road. The property benefits from being found just off the main road down a quiet road, within close proximity to local amenities including shops, supermarkets, schools, pharmacies, GPs and places of worship. The layout of the property follows that of a traditional terraced house inclusive of a ground floor consisting of the living room and kitchen, and the first floor consisting of three bedrooms and a separate wc and bathroom.

This property is one not to miss out on due to a number of benefits including a driveway big enough for multiple vehicles, solar panels on the roof, a sizeable garden with a brick built shed, double-glazing throughout, spacious rooms and gas central heating. This property is available by appointment only. Call Kings now 0116 352 7012!!!!



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Upon entering the property you initially make your way through an extended porch before being welcomed by the entrance hallway. The entrance hallway provides access to the stairway and the living room. The living room takes up the front of the property bringing with it a cozy living area which benefits from ample natural light via the large front facing double-glazed window. The kitchen takes up the rear of the property and is accessed via the living room, the kitchen consists of fitted worktops and storage cupboards, a free standing oven/hob, rear garden access and a rear facing double-glazed window.

As you proceed up the stairway onto the first floor you are welcomed by a spacious landing area connecting you to all three bedrooms and a separate wc and bathroom. Bedrooms one and two mirror each other in layouts and placements in the property with bedroom one being slightly bigger than bedroom two and has access to two integrated wardrobes/storage cupboards, bedroom three is a single bedroom located at the front of the property consisting of the same features as the other rooms. The bathroom and wc are separated and located next to each other at the rear of the property, the bathroom consists of a stand-up shower and sink.

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## Property Info

### Ground Floor

**Living Room:** 5.08m x 3.73m (16'8" x 12'3") – spacious living area located at the front of the property consisting of hardwood flooring, a wall mounted radiator, front facing double-glazed window and access to the kitchen and under-stair storage.

**Kitchen:** 2.51m x 4.90m (8'3" x 16'1") – stretching the rear of the property consisting of fitted worktops and storage cupboards, a free-standing oven/hob, wall mounted radiator and access to the rear garden.

## First Floor

**Bedroom One:** 3.17m x 3.71m (10'5" x 12'2") – double bedroom located at the rear of the property consisting of hardwood flooring, a rear facing double-glazed window, wall mounted radiator and access to two integrated storage cupboards/wardrobes.

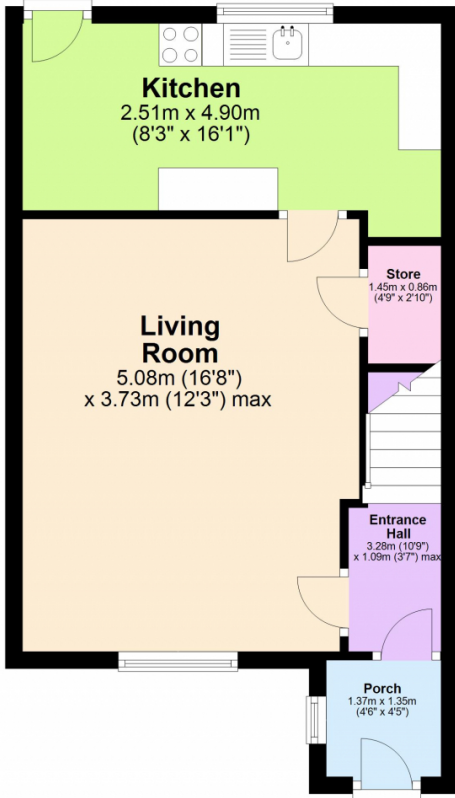
**Bedroom Two:** 4.00m x 2.80m (13'1" x 9'2") – double bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator.

**Bedroom Three:** 3.19m x 2.02m (10'5" x 6'8") – single bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window, wall mounted radiator and access to an integrated storage cupboard.

**Bathroom:** 1.71m x 1.50m (5'7" x 4'11") – separate bathroom and wc (1.71m x 0.74m) located at the rear of the property consisting of tiling throughout, a stand-up shower, sink and rear facing double-glazed window.

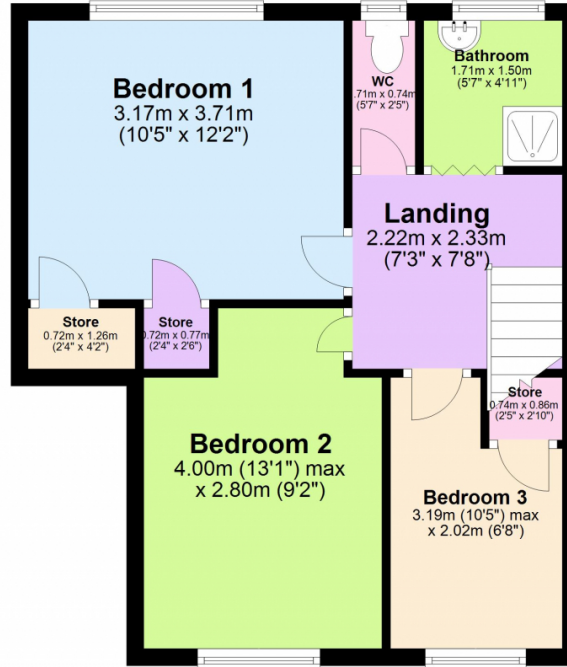
**Ground Floor**

Approx. 37.1 sq. metres (399.5 sq. feet)



**First Floor**

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 78.1 sq. metres (841.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

