



 **4**
Bedrooms

 **1**
Bathroom



Kings are excited to present this four-bedroom terraced house found on Cross Keys Green in the Thurnby Lodge area. This property is located in a sought-after area being found just off Nursery Road and Bowhill Grove, placing it within a popular location with ease of access to local amenities including shops, restaurants, schools, places of worship and local parks all being within walking distance. The property has been extended and modernised throughout with the layout including the ground floor consisting of a living area, extended kitchen/diner and utility room, and the first floor consisting of four bedrooms and the family bathroom.

This property is one not to miss out on, especially due to the unique layout and the fact it is available with no chain!!! Available by appointment only. Call Kings now 0116 352 7012!!!

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As you enter the property you are initially placed within a spacious entrance hallway providing access to the living room, kitchen/diner and stairway leading onto the first floor. The living room can be found at the front of the property bringing a modern and cozy feel to it, with the room consisting of carpeted flooring, a wall mounted radiator and a front facing double-glazed bay window. The kitchen/diner is one of the most impressive rooms within the property offering an open plan feel to it with further access to an extended utility area, the kitchen offers fitted worktops and storage cupboards, integrated appliances and rear garden access both through a sliding door in the dining area and single door access. The utility area offers convenience and additional storage space at the rear of the property.

As you proceed up the stairway onto the first floor you are met with a narrow landing area providing access to all four bedrooms and the family bathroom. This property benefits from two double bedrooms and two large single bedrooms. Bedrooms one and two are both double bedrooms located at the front of the property, with both rooms consisting of integrated wardrobes, double-glazed windows and wall mounted radiators, with the only difference being bedroom one has carpeted flooring, and bedroom two has hardwood flooring and fitted wardrobes/storage space. Bedrooms three and four are both single bedrooms located at the rear of the property consisting of carpeted flooring, double-glazed windows and wall mounted radiators. The family bathroom has been renovated meaning it requires no work, consisting of tiling throughout, a shower, sink and toilet.

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Property Info

Ground Floor

Living Room: 3.93m x 4.25m (12'11" x 13'11") – located at the front of the property consisting of carpeted flooring, a wall mounted radiator and front facing double-glazed bay window.

Kitchen/Diner: 3.22m x 6.20m (10'7" x 20'4") – open plan kitchen/diner stretching the rear of the property consisting of half tiled flooring, half hardwood flooring, fitted worktops and storage cupboards, integrated appliances, sliding door rear garden access and further access to the extended utility area.

Utility Area: 2.99m x 1.43m (9'10" x 4'8") – extended from the original build of the property adding convenience and additional storage space.

First Floor

Bedroom One: 3.88m x 3.53m (12'9" x 11'7") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator and integrated wardrobes/storage cupboards.

Bedroom Two: 3.91m x 3.21m (12'10" x 10'6") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator, integrated wardrobe/storage cupboard and fitted wardrobes.

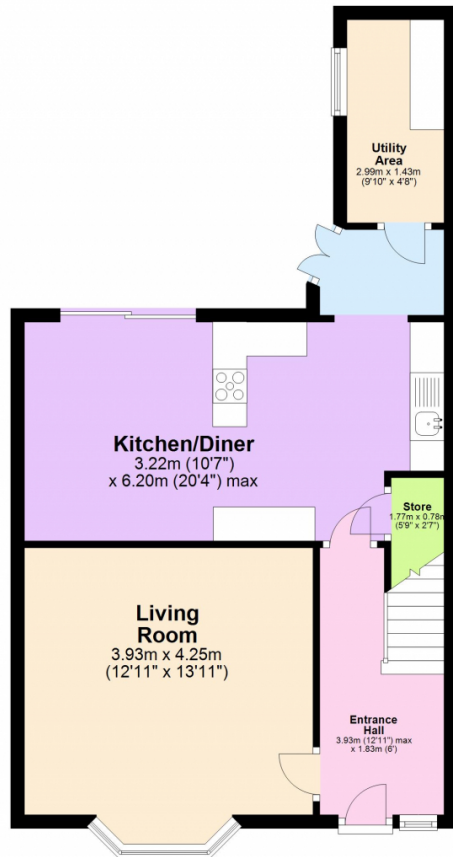
Bedroom Three: 3.23m x 2.07m (10'7" x 6'9") – single bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

Bedroom Four: 2.28m x 2.89m (7'6" x 9'6") – single bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

Bathroom: 2.26m x 2.30m (7'5" x 7'7") – three-piece family bathroom/wet room consisting of tiling throughout, a shower, sink and toilet.

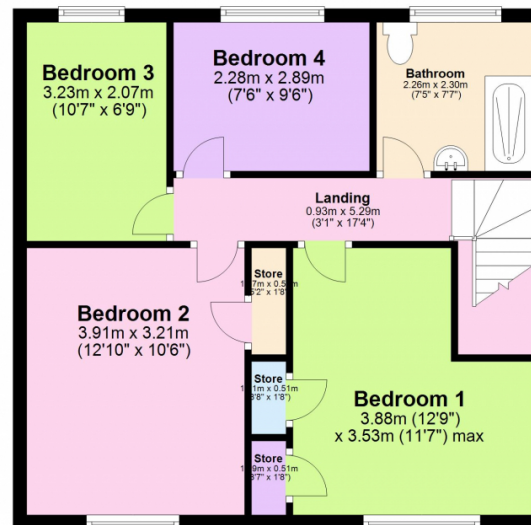
Ground Floor

Approx. 51.8 sq. metres (558.1 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.1 sq. feet)



Total area: approx. 106.2 sq. metres (1143.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A	72 C	84 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

