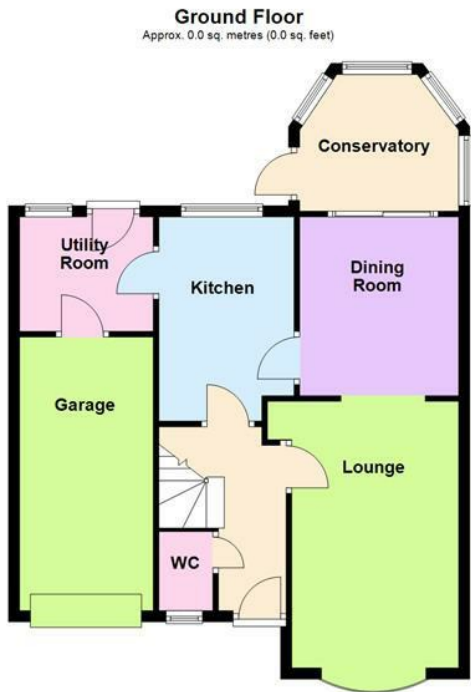


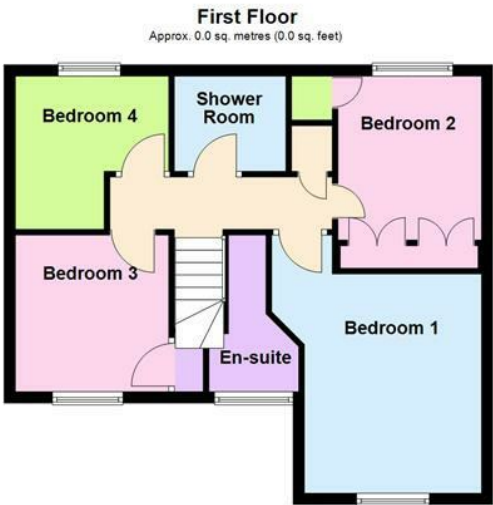
FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge**
14'03 x 10'02 (4.34m x 3.10m)
- Dining Room**
9'07 x 9'4 (2.92m x 2.84m)
- Conservatory**
8'02 x 9'02 (2.49m x 2.79m)
- Kitchen**
12'01 x 7'09 (3.68m x 2.36m)
- Utility**
6'09 x 7'09 (2.06m x 2.36m)
- Downstairs Cloakroom**
4'06 x 3'07 (1.37m x 1.09m)
- Landing**
- Bedroom One**
13'01 x 10'03 (3.99m x 3.12m)
- En Suite**
8' x 4'01 (2.44m x 1.24m)
- Bedroom Two**
11'02 x 8'01 (3.40m x 2.46m)
- Bedroom Three**
8'10 x 8'11 (2.69m x 2.72m)
- Bedroom Four**
8'08 x 8' (2.64m x 2.44m)
- Shower Room**
5'06 x 6'06 (1.68m x 1.98m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

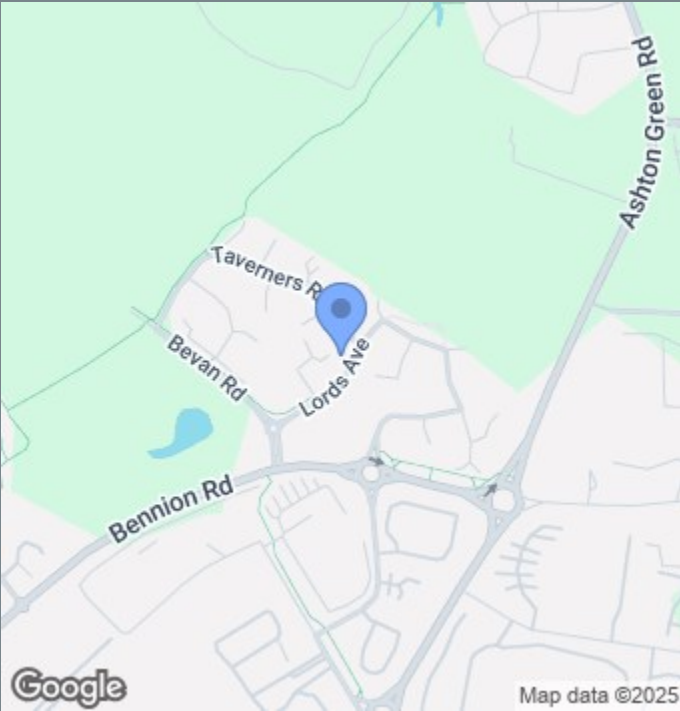


OVERVIEW

- Detached Family Home
- Popular Location
- No Onward Chain
- Lounge Diner & Conservatory
- Kitchen, Utility & Downstairs Cloakroom
- Four Bedrooms
- Primary En Suite & Family Bathroom
- Driveway, Garage & Garden
- Viewing Is A Must
- EER - C, Freehold, Tax Band -D

LOCATION LOCATION....

Thurcaston Park, is a residential area known for its family-friendly environment and proximity to various amenities. Families with children will appreciate the proximity to several reputable schools including Beaumont Lodge Primary School and Babbington Academy, ensuring quality education for all ages. Thurcaston Park is also surrounded by beautiful parks and open spaces, such as Thurcaston Road Open Space and Watermead Country Park, offering ample opportunities for outdoor activities and relaxation. With convenient access to Beaumont Leys Leisure and shopping centre all your daily necessities and retail options are covered. Additionally, the area benefits from excellent transport links, making commuting and travel throughout Leicester and beyond a breeze.



THE INSIDE STORY

This charming detached family home, located in a great location, has been lovingly cared for by its sole owner since new, ensuring a well-maintained property with no onward chain. As you enter through the welcoming entrance hall, you are greeted by stairs rising up to the first floor and doors into the downstairs accommodation. The lounge is spacious and bright and has a feature fireplace, perfect for relaxation and entertaining. The dining room offers a formal setting for family meals and patio doors lead into the conservatory which provides a bright and airy space to enjoy views over the garden. The well-appointed kitchen is fitted with a range of modern wall and base cabinets, has a sink drainer with mixer tap, integrated oven and hob with extractor over and is complemented by a utility room, making laundry tasks a breeze. A convenient downstairs cloakroom adds to the home's practicality. Upstairs, the landing leads to four good sized bedrooms, including a primary bedroom with an en suite shower room. A family shower room serves the remaining bedrooms, ensuring comfort for all. Outside, the property boasts a driveway for off road parking, a garage for storage, and a beautiful garden with a patio, ideal for outdoor enjoyment.

