



Church Hill Road, Thurmaston, LE4



£375,000



Key Features

- Four Bedrooms
- Extended Semi Detached Home With Loft Conversion
- Fabulous Open Plan Living Kitchen Diner
- Ground Floor WC
- Within Walking Distance to Local Schooling
- Driveway, Garage & Larger Than Normal Garden
- EPC rating D
- Freehold





EXTENDED FAMILY HOME WITH LOFT CONVERSION! - This extended four-bedroom semi-detached home provides accommodation over three floors, a larger than normal rear garden and off-road parking. It is positioned for convenient access to the local primary school and the shops and amenities in Thurmaston. The property includes a single detached garage (suitable only for smaller vehicles). The ground floor comprises an entrance porch, hallway, lounge, downstairs W.C., extended open plan living kitchen diner with electric fireplace and French doors to the garden. The first floor offers a contemporary bathroom, two double bedrooms and a walk-in wardrobe to the main bedroom. The second floor provides two additional bedrooms. Benefiting from an upgraded boiler (Fitted 2020), contemporary flooring and oak doors throughout, an early viewing is advised to avoid disappointment.

Ground Floor

On entering the property, you are welcomed by a practical entrance porch with space for coats and footwear. This leads into the hallway, which includes a staircase to the first floor, built-in storage and access to a guest WC. The bright lounge features a central fireplace and carpeted flooring. A key feature and easily the heart of the home is the open-plan living kitchen diner, perfect for families and occasions when entertaining. Offering an inset sink and drainer, range cooker, wood worktops and space for appliances. The extended living area, with a lantern roof and electric feature fireplace, provides a comfortable setting and includes French doors opening to the garden.

First & Second Floor

On the first floor, the landing provides access to two double bedrooms, with the front bedroom featuring a walk-in wardrobe. The family bathroom includes a modern three-piece suite with a corner bath, wash

hand basin and WC, finished with complementary tiling. A further staircase leads to the loft conversion, which offers two additional bedrooms.

Outside

The property offers a tarmac driveway with parking for two vehicles, along with secure gated side access leading to a single garage measuring approximately 5.34m x 2.93m, equipped with light and power. A rear door from the garage opens into a larger-than-average garden, mainly laid to lawn and not directly overlooked. A paved seating area sits adjacent to the house, with additional low-maintenance sections throughout the garden. An outdoor fitted bar provides a useful feature for occasions and entertaining.

Location

Church Hill Road is set in a popular residential area of Thurmaston (LE4), offering convenient access to local shops, services and bus routes into Leicester city centre. The area is popular with families, with Church Hill Infant and Junior Schools nearby. Watermead Country Park is within easy reach for walking and leisure, and road links to the A46, A607 and inner ring road make commuting straightforward. Syston railway station is also accessible for wider travel.

Tenure & Council; Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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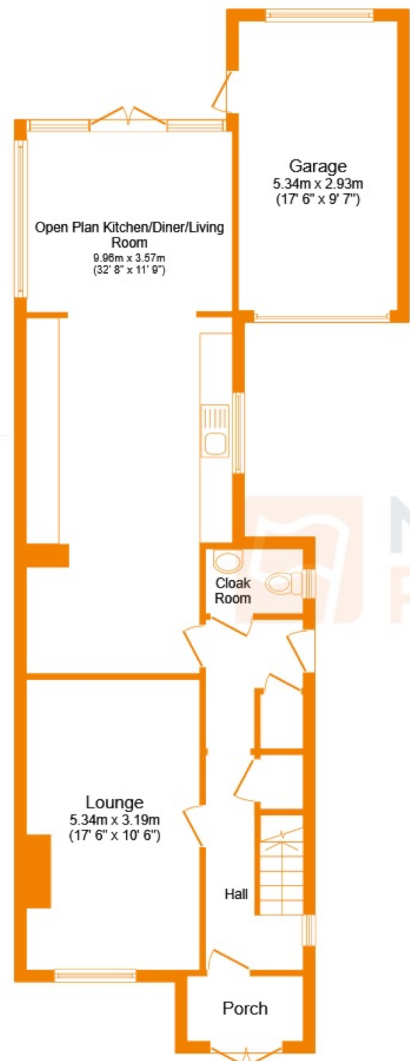
are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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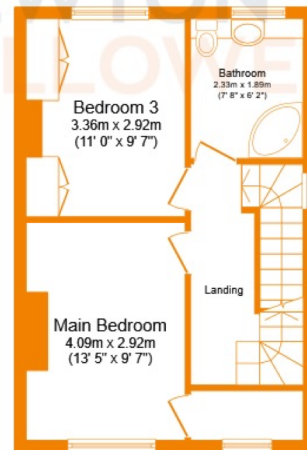
If you have a house to sell then we would love to provide you with a free no obligation valuation.



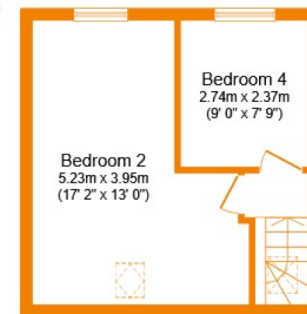




Ground Floor



First Floor



Second Floor

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