



Melton Road, Thurmaston, LE4



2



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2



£220,000



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### Key Features

- Two well proportioned bedrooms
- Traditional mid terrace house
- Off road parking to the rear
- Extended modern kitchen with vaulted ceiling
- Ideal first home or buy to let investment
- Heart of Thurmaston, close to local bus routes and major road links
- EPC rating C
- Freehold





**DREAM FIRST BUY!** - Boasting off road parking to the rear, this much improved two bedroomed traditional terrace situated in the heart of Thurmaston village. Benefiting from gas central heating, upgraded roof (2019) and re-placed UPVC double glazing, the layout includes two reception rooms and an extended modern kitchen with a vaulted ceiling and velux windows. Upstairs you will find two well proportioned bedrooms and a contemporary bathroom. The plot also enjoys a lawned garden to the rear. Situated within walking distance to local amenities and Watermead Country Park as well as being conveniently located for access to major road links, an internal inspection is essential to fully appreciate the finish and size of the terrace on offer.

### Welcome to your new home

Upon entering the property, an upgraded composite door opens into the main reception room, a warm and inviting space ideal for everyday living. This room benefits from a front-facing window, a meter cupboard, and access through to the second reception room, which is perfectly suited for formal dining.

The second reception room features a discreetly concealed staircase leading to the first floor, a useful storage cupboard, and a rear-facing window allowing for plenty of natural light.

A particular highlight of the home is the extended kitchen, which is fitted with a modern range of wall and base units complemented by roll-edge work surfaces. The kitchen is equipped with an inset sink and drainer, a double Hotpoint oven, a four-ring gas hob with extractor hood, and space for additional appliances. Further features include tiled flooring, a contemporary column radiator, and spotlighting throughout.

A door from the kitchen provides access to a covered side courtyard.

### Moving upstairs

Ascending to the first floor, a carpeted landing provides access to two well-proportioned double bedrooms. The bathroom is fitted with a modern white three-piece suite comprising a panelled bath with shower over and glass side screen, pedestal wash hand basin, and low-level WC. Additional features include tiled flooring and an obscure rear-facing window providing natural light while maintaining privacy.

### Outside

Externally, the property benefits from a small foregarden, while shared access to the end of the terrace leads to a rear parking space. Beyond the paved driveway, there is a mainly lawned garden, offering an ideal outdoor space for relaxing and entertaining. The garden is further complemented by a useful timber shed.

### Location

The property is situated in the popular village of Thurmaston conveniently located to the north of Leicester providing access to nearby towns of Loughborough and Melton. Thurmaston offers good local amenities including shopping precinct, church and schools.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band A. 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.

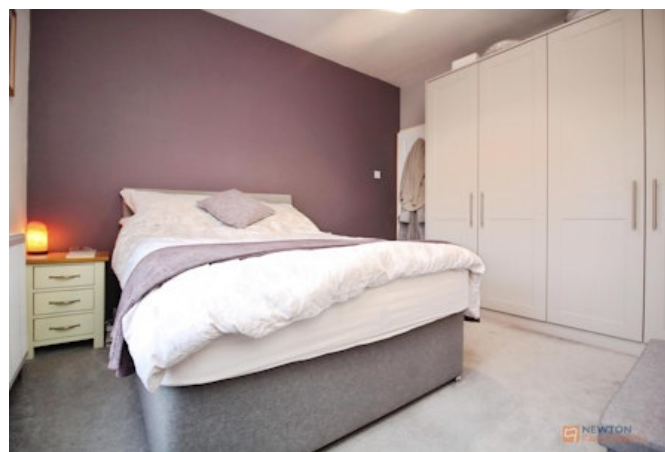
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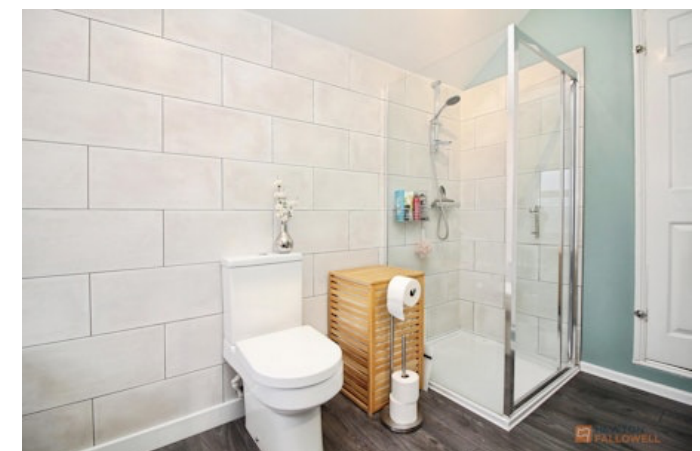
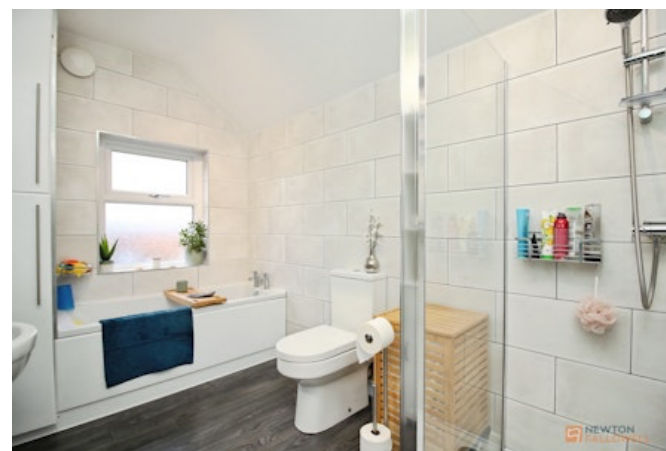
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Ground Floor



First Floor

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