



Maple Road, Thurmaston, Leicester, LE4 8AJ

Guide price £450,000

Freehold

- Four Double Bedrooms
- Potential to Extend
- Large 17ft Kitchen
- Further 17ft Utility Room
- 26ft Living Room
- Master Ensuite
- Fitted Wardrobes to Two Bedrooms
- Off Road Parking & Garage
- Large Rear Garden
- Viewing by appointment

Welcome

Porch

Entrance Hall 13'5 x 7'0 (4.09m x 2.13m)

Living Room 26'5 x 11'1 (8.05m x 3.38m)

Dining Conservatory 12'5 x 8'5 (3.78m x 2.57m)

Kitchen 17'4 x 7'9 (5.28m x 2.36m)

Utility Room 17'4 x 8'9 (5.28m x 2.67m)

Downstairs WC 5'0 x 3'6 (1.52m x 1.07m)

Integral Garage 16'1 x 9'2 (4.90m x 2.79m)

Stairs & Landing 14'5 x 6'9 (4.39m x 2.06m)

Master Bedroom 17'1 x 8'9 (5.21m x 2.67m)

Ensuite 6'5 x 5'1 (1.96m x 1.55m)

Bedroom Two
11'6" x 9'1" (plus wardrobe depth) (3.51m x 2.79m (plus wardrobe depth))

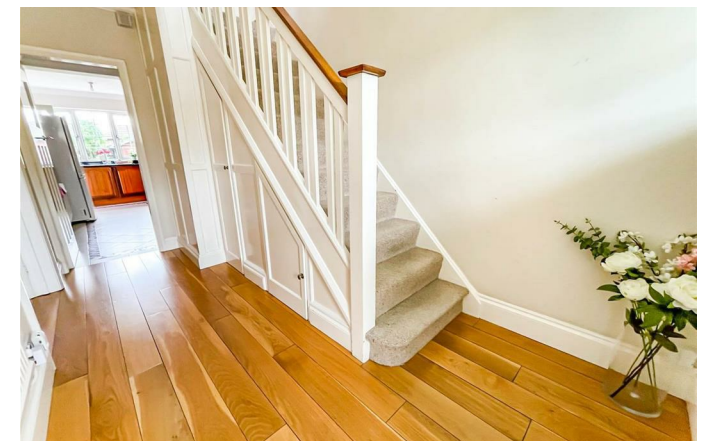
Bedroom Three
11'3" x 9'1" (plus wardrobe depth) (3.45m x 2.77m (plus wardrobe depth))

Bedroom Four 12'7 x 9'0 (3.84m x 2.74m)

Main Bathroom 7'9 x 6'8 (2.36m x 2.03m)

Outside

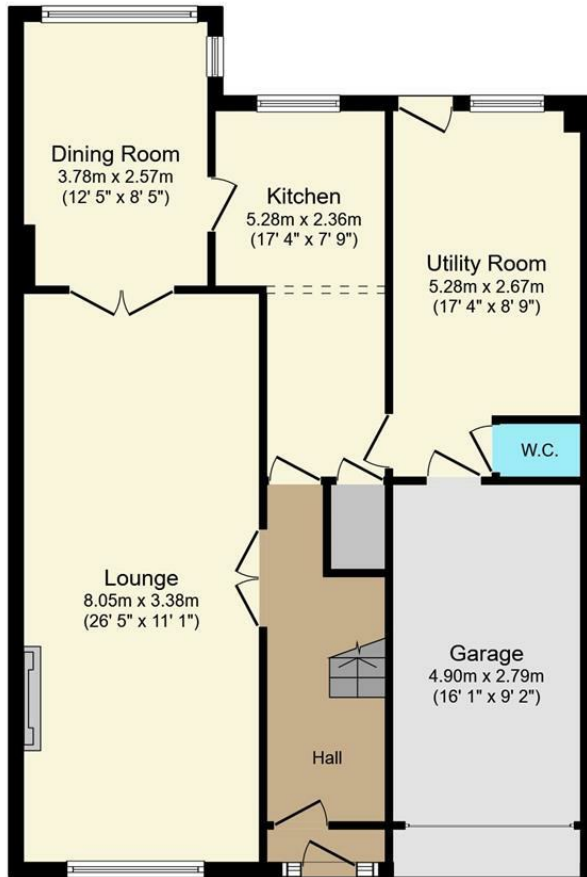
Viewing strictly by appointment



Guide Price £450,000 - £460,000 | Four Double Bedrooms | 26ft Lounge | 17ft Kitchen | High Specification throughout | Master Ensuite | Large Rear Garden | Driveway & Garage | Planning for further extension | Must be seen

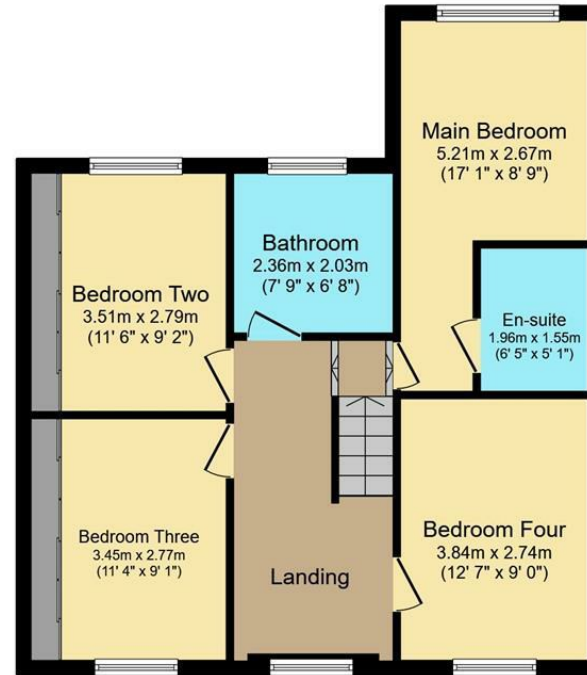






Ground Floor

Floor area 89.0 sq.m. (958 sq.ft.) approx



First Floor

Floor area 61.6 sq.m. (663 sq.ft.) approx

Total floor area 150.6 sq.m. (1,621 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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6 Grove Court, Grove Park, Leicester, LE19 1SA

T: 0116 326 6464

E: hello@taylorsestate.agency

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.