

# Holdings

A Modern Estate Agent



22 Earls Way

Thurmaston, Leicester, LE4 8FY

£274,000





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As you step inside, you are greeted by a generously spaced reception room located at the front of the house. This inviting space is perfect for relaxation and social gatherings, featuring large windows that allow natural light to flood the room. From the reception room, there is seamless open access dining room and conservatory to the rear. Leading from here is a kitchen designed for both functionality and convenience, equipped with essential amenities including a sink with drainer, plumbing for a washing machine, and an integrated cooker. Additionally, the kitchen boasts a pantry for extra storage, ideal for keeping your culinary essentials organised. A uPVC door opens up to the garden, seamlessly connecting indoor and outdoor spaces.

Ascending to the first floor, the landing serves as a central hub leading to three well-proportioned bedrooms and a family bathroom.

The rear garden is a standout feature of this property, offering a generous and private outdoor space that is ideal for entertaining guests and enjoying family gatherings. It includes a large lawn space and seating area with gated access to the driveway. To the side elevation is a generously sized driveway leading to the garage.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales

particulars fair, accurate, and reliable, they are only a general guide to the property.

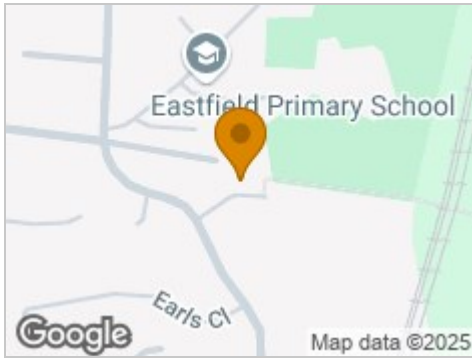
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



## Road Map



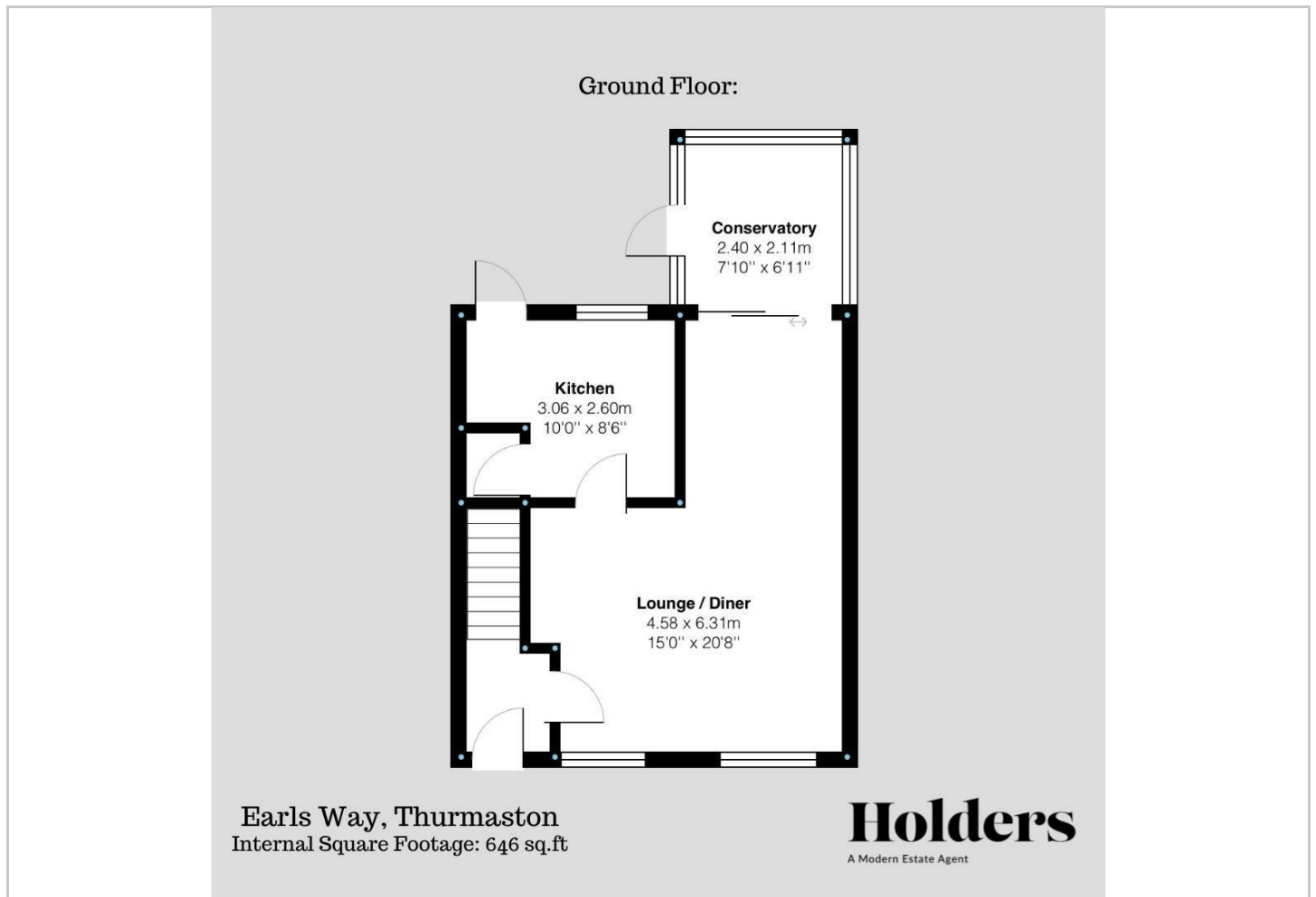
## Hybrid Map



## Terrain Map



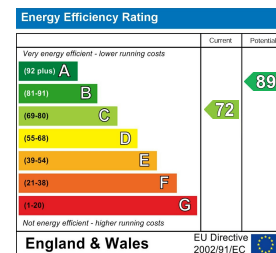
## Floor Plan



## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.