



Connells

Sedgefield Drive
Thurnby Leicester



Property Description

Located within a quiet and well established residential area this semi-detached family home offers a contemporary feel, the accommodation is within walking distance of many local schools, shops and easy accessible transport links.

In brief the accommodation comprises of, entrance hall, lounge room, kitchen, dining room, twodownstairs bedrooms, family bathroom, double bedroom on the first floor with a dressing area, conservatory room.

Outside to the rear of the property there is a paved patio area and lawned garden.

As a benefits property also provides a 12.3 sq.m. garage.

It is our opinion the property should be viewed to appreciate the beautiful well maintained living accommodation on offer

Ground Floor

Hallway

18' 4" x 18' 2" (5.59m x 5.54m)

Carpet floor, radiator, access to all rooms, stairs to the first floor

Lounge Room

12' 4" x 14' 1" (3.76m x 4.29m)

Laminate flooring, radiator, ornamental fire place, access to the conservatory

Kitchen

10' 1" x 12' 1" (3.07m x 3.68m)

Having a range of base units, sink and drainer unit & window to the front garden

Dining Room

7' 8" x 9' 1" (2.34m x 2.77m)

Having a window to the side and a door to the garden

Bedroom 2

12' 4" x 8' 8" (3.76m x 2.64m)

Laminate flooring, radiator & window to the side

Bedroom 3

10' 1" x 8' 8" (3.07m x 2.64m)

Laminate flooring, radiator & window to the front

Bathroom

5' 5" x 7' 5" (1.65m x 2.26m)

Having a bath & shower with shower screen, a hand wash basin, a w/c and window to the front

Conservatory

5' 5" x 6' 2" (1.65m x 1.88m)

First Floor

Bedroom 1

16' 1" x 16' 7" (4.90m x 5.05m)

Carpet floor, radiator & window to the side

Dressing Area

16' 1" x 4' 9" (4.90m x 1.45m)

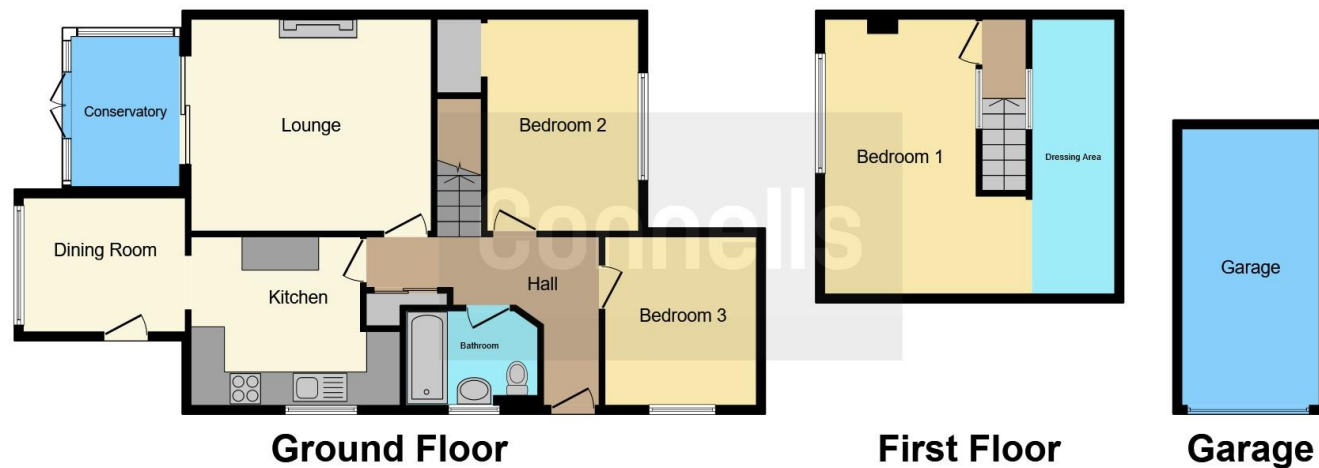
Carpet floor

Garage









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

view this property online [connells.co.uk/Property/LTR321839](https://www.connells.co.uk/Property/LTR321839)

Tenure: Freehold



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