

FOR SALE

Colby Road Thurmaston Leicester LE4 8LF



OFFERS IN EXCESS OF: £270,000

- An Unfinished Project Which Must Be Seen
- An Extended Semi Detached Property With Superb Potential
- Located In Highly Sought After Area Of Thurmaston, On a Superb 0.12 Acre Plot
- Porch, Hallway, Lounge, Dining Room, Magnificent Fully Fitted Kitchen, Utility Room & Cloakroom WC
- 3/4 Bedrooms With Planning Approved For 2 Bathrooms
- 28' Tandem Garage
- Driveway With Car Standing For 2 Vehicles
- Substantial Rear Enclosed Garden With Planning Approved For The Construction Of A Residential Annexe



Location

This property is located on Colby Road, off Humberstone Lane and in the highly sought after area of Thurmaston. The property benefits from being in close proximity to convenience stores, parks, schools and much more. The area is serviced by frequent bus links to and from areas of Leicester.

Description

*** UNFINISHED PROJECT*** This is a superb opportunity to acquire a 3/4 bedroom extended semidetached family home in a highly sought after area set on superb 0.12-acre plot. The accommodation includes porch, hallway, lounge, dining room, magnificent fully fitted kitchen, utility room, cloakroom with Wc and 28' Tandem garage. To the first floor, the accommodation comprises; 3 bedrooms and 2 bathrooms (with proposed accommodation for 3 double bedrooms, dressing room and 2 ensuite bedrooms). Externally, a driveway with car standing for 2 vehicles and a rear enclosed garden with planning approved for an annexe. More details available upon request.

Accommodation

All measurements are approximate:

Ground Floor

Porch

Extended porch to front.

Entrance Hall

Stairs off to the first floor.

Lounge - 17' 2" x 12' 11" (5.23m x 3.93m)

Radiator, power points and pendant light fittings.

Open to

Dining Room - 12' 2" x 10' 7" (3.71m x 3.22m)

Pendant light points and power points.

Open to Luxury Fitted Kitchen - 20' 2" x 11' 9" (6.14m x 3.58m)

Superb trifold doors to rear with integrated blinds, vaulted ceiling with inset Velux skylight, sink unit with hot and cold mixer tap set into a cut white quartz worktop, full range of cupboard and draw base units, halogen hob, electric oven, and integrated microwave, fitted fridge, freezer and dishwasher, concealed lighting.

Utility Room - 8' 8" x 5' 10" (2.64m x 1.78m)

Plumbing for washing machine.

Cloakroom WC

Tandem Garage - 28' 4" x 7' 10" (8.63m x 2.39m)

First Floor

Bedroom 1 - 19' 5" x 7' 10" (5.91m x 2.39m)

Unfinished project.

En Suite Shower Room - 8' 11" x 7' 10" (2.72m x 2.39m)

Unfinished project.

Bedroom 2 - 15' 9" x 13' 5" (4.80m x 4.09m)

Bedroom 3 - 12' 7" x 10' 7" (3.83m x 3.22m)

Existing Bathroom - 8' 11" x 5' 10" (2.72m x 1.78m)

Outside

Front Garden

Car standing for two cars leading to the 28'4 garage.

Rear Garden

A substantial rear garden with planning approved for an annexe.

Tenure

Freehold.

EPC

Pending.

Council Tax

The property falls within Band B.

Services

The services, fittings, and appliances (if any) have not been tested by the agents.

Local Authority

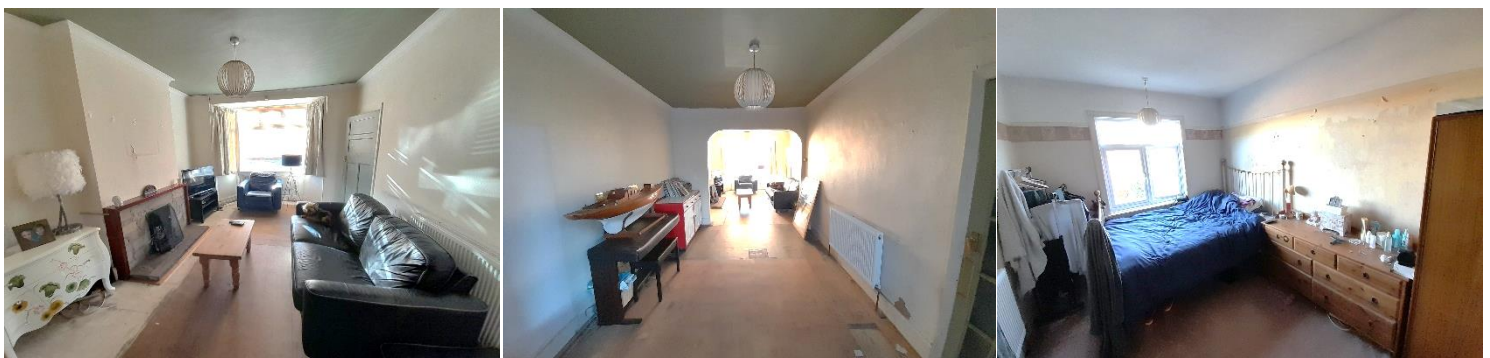
Charnwood Borough Council.

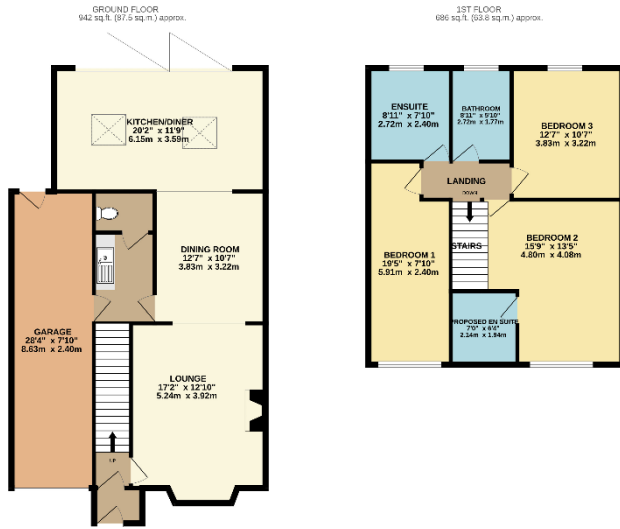
Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com





TOTAL FLOOR AREA: 1628 sq ft (151.2 sq m) approx.
 Where every dimension has been measured to the center of the wall, unless otherwise stated. Measurements are approximate and should not be used for legal purposes. The floor area is based on the floor area of the property as shown on the plan. The floor area is based on the floor area of the property as shown on the plan. The floor area is based on the floor area of the property as shown on the plan.

Floor plan



Location plan

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
 REGISTERED NUMBER: 5393795
 VAT NUMBER: 856 0294 16

