

FOR SALE

Colby Road Thurmaston Leicester LE4 8LF



ASKING PRICE: £395,000

- A Beautifully Refurbished Four Bedroom Semi Detached House
- Located In The Sought After Area of Thurmaston, Near To Many Local Amenities
- Set On a 0.12 Acre Plot
- Porch, Entrance Hall, Two Reception Rooms, Kitchen, Shower Room, Four Bedrooms & Bathroom
- Garage, Driveway Providing Off Road Parking & A Rear Enclosed Garden
- Ideal For Families



Location

This property is located on Colby Road, which is off Humberstone Lane and in the sought-after area of Thurmaston. Nearby amenities include Silverdale Medical Centre, Asda, Thurmaston Shopping Centre, local schooling such as Church Hill Infant School and Charnwood Nursery & Pre School, recreational facilities and much more. The area is within easy access to motorway and transport links.

Description

A beautifully refurbished 4-bedroom semi-detached family home set on a 0.12-acre plot which blends contemporary design with practical living. This property offers spacious, light filled interiors and modern finishes throughout and is ideal for families or those looking to upsize.

The ground floor briefly comprises; porch, entrance hall with stairs to the first floor, a spacious through lounge, modern kitchen with integrated appliances, lobby with access to a newly fitted shower room, airing cupboard and garage. To the first floor, 4 generously sized bedrooms and a newly fitted bathroom. Externally, the front of the property benefits from a block paved driveway providing off road parking for 2 vehicles and to the rear of the property, a large rear garden offering a mix patio space and lawn.

The property has recently been refurbished and works include; rewiring, new electrics throughout, replastered and reboarded, new doors and frames, newly fitted garage door, new flooring throughout, newly fitted bathroom and shower room, and loft insulation.

Early viewings highly recommended.

Accommodation

All measurements are approximate:

Porch

Double glazed doors and windows.

Entrance Hallway

Stairs to first floor.

Reception Room One - 13' 0" x 11' 6" (3.96m x 3.50m)

Double glazed bay window to front, radiator, power points, spotlights, pendant light fitting. Open to:

Reception Room Two - 13' 2" x 9' 5" (4.01m x 2.87m)

Radiator, power points, spotlights, pendant light fitting.

Dining Kitchen - 12' 4" x 17' 5" (3.76m x 5.30m)

Bifold doors to rear, extended vaulted ceiling with 2 Velux skylights, wall mounted units with LED strip lights, base units and drawers, composite sink with mixer tap and boiling water tap, four burner venting induction hob, integrated microwave, integrated electric oven, integrated fridge freezer, dishwasher, breakfast bar, radiator, power points, spotlights, three bar pendant hanging lights.

Lobby

Access to airing cupboard, shower room and garage. Plumbing for washing machine, pendant light fitting.

Shower Room - 6' 2" x 4' 8" (1.88m x 1.42m)

Shower cubicle with rainfall shower head, wash hand basin with mixer tap, low level WC, cupboard, LED illuminated mirror, heated towel rail, tile splashback surrounds, spotlights.

Garage - 27' 0" x 6' 9" (8.22m x 2.06m)

With roller shutter garage door, double glazed door to the rear, light and power.

First Floor Landing

Pendant light fitting, steps to bedroom one and two.

Bedroom One - 13' 6" x 10' 6" (4.11m x 3.20m)

Double glazed window to front, storage cupboard, radiator, power points, pendant light fitting.

Bedroom Two - 13' 3" x 9' 5" (4.04m x 2.87m)

Double glazed window to rear, radiator, power points, pendant light fitting, access to loft.

Bedroom Three - 13' 4" x 6' 7" (4.06m x 2.01m)

Double glazed window to front, radiator, power points, pendant light fitting.

Bedroom Four - 12' 5" x 6' 5" (3.78m x 1.95m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bathroom - 9' 4" x 4' 9" (2.84m x 1.45m)

Double glazed window to rear, panelled bath with rainfall shower head and mixer taps, wash hand basin with mixer taps, low level WC, LED illuminated mirror, heated towel rail, spotlights.

Outside

Block paved driveway to the front providing off road parking for two vehicles. Large rear garden with a mix of patio space and lawn.

Tenure

Freehold.

EPC

Band C.

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

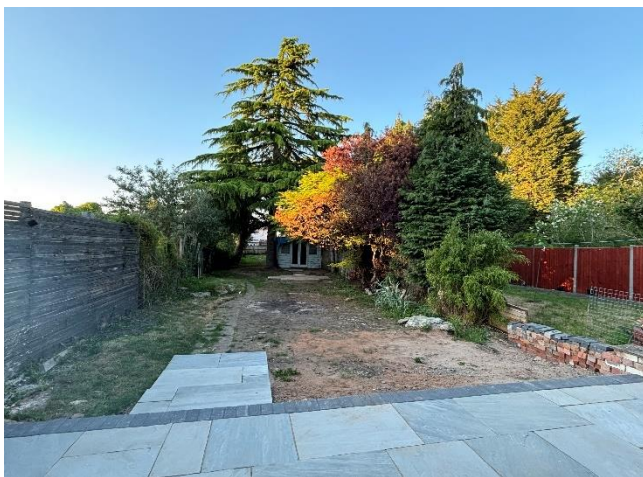
Charnwood Borough Council.

Kal Sangra, Shonki Brothers Ltd

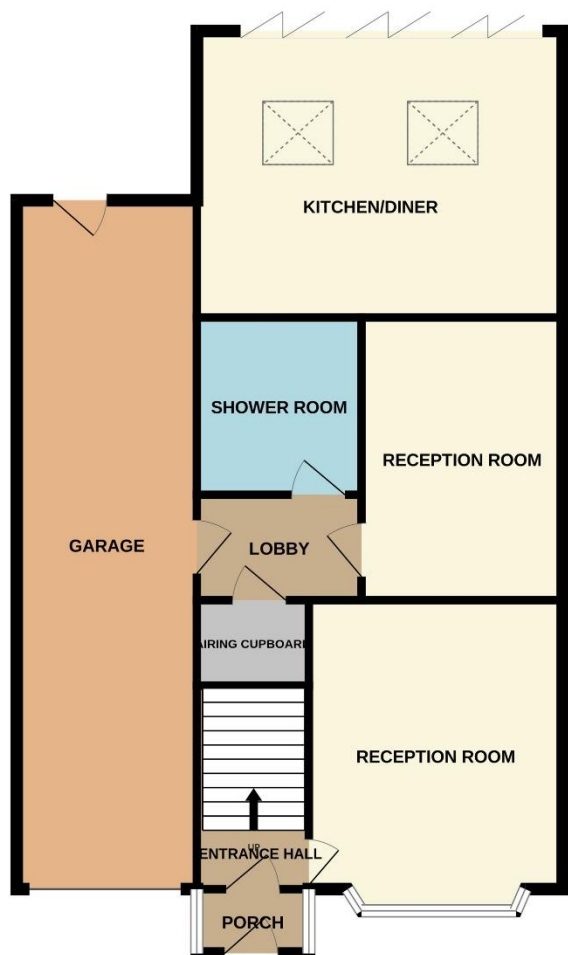
85 Granby Street, Leicester LE1 6FB

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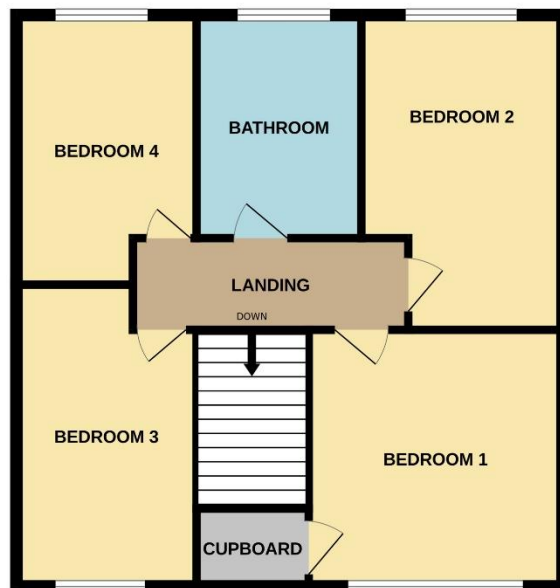
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GROUND FLOOR



1ST FLOOR



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