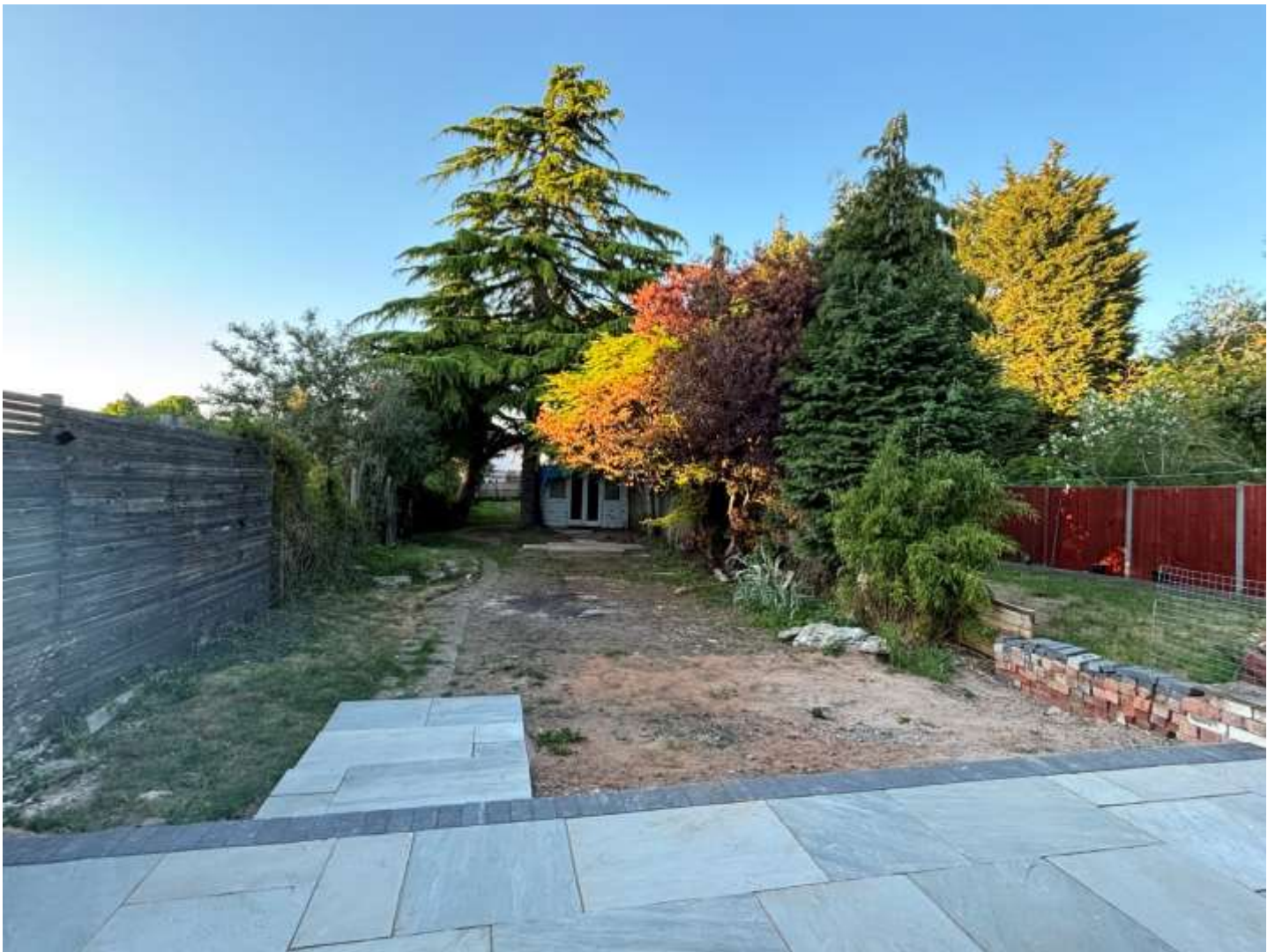


Kal Sangra
SHONKI BROTHERS



**COLBY ROAD
THURMASTON, LEICESTER, LE4 8LF
OFFERS OVER: £375,000**



COLBY ROAD THURMASTON, LEICESTER, LE4 8LF OFFERS OVER: £375,000

- Fully Refurbished Semi-Detached House
- High Quality & Modern Fitout
- Set On a 0.12 Acre Plot
- Large Through Lounge, 4 Bedroom
- Integral Garage
- Long Rear Garden
- Block Paved Front Garden with Off Road Parking
- Ideal Family Home
- Sought after Location, near Church Hill Infant School

A fully refurbished 4 bedroom extended semi-detached family home set on a 0.12-acre plot. The property has been thoughtfully modernised to provide contemporary design, spacious practical living space and light filled interiors. The property previously had planning permission for a single storey annex at the rear.



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 fully refurbished 4-bedroom semi-detached family home set on a 0.12-acre plot. The property has been thoughtfully modernised to provide contemporary design, spacious and practical living with light filled interiors. The property 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 there are 4 bedrooms and a newly fitted bathroom.

Externally, the front is block paved providing off road parking for 2 vehicles. To the rear of the property there is a long rear garden offering a mix of patio space and lawn.

The property has recently undergone complete refurbishment with a newly fitted kitchen, bathroom and shower room, new flooring throughout, new doors, frames and garage door. In addition, the property has been rewired throughout with new electrics, replastered and reboarded and the loft has been insulated.

Early viewings highly recommended.

Accommodation

All measurements are approximate:

Porch

Double glazed doors and windows.

Entrance Hallway

Stairs to first floor.

Large Though Lounge

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

Dining Kitchen

The kitchen has been thoughtfully designed to make it light and airy with 6 Pane Bifold doors opening out to the rear garden and an extended vaulted ceiling with 2 Velux skylights. The kitchen benefits from 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

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

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

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

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.

Planning

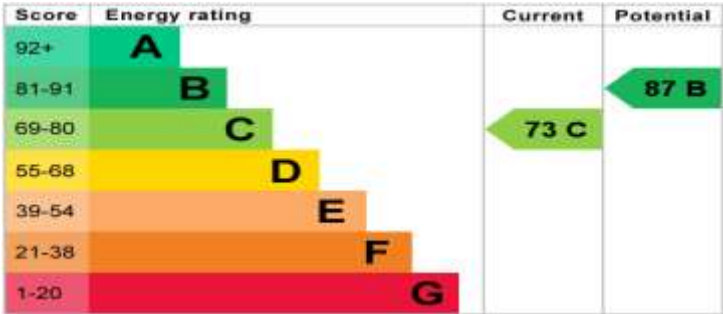
The property previously had planning permission for the construction of a residential annex at the rear. This has expired.
Planning Permission No. P/20/1520/2 dated 30.10.2020.
Local Authority Charnwood Borough Council (01509) 634570.

Viewings

Kal Sangra, Shonki Brothers Ltd
85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373 | Email: info@shonkibrothers.com



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.



(0116) 254 3373

85 Granby Street
Leicester
LE1 6FB

E: info@shonkibrothers.com