

Eddystone Road, Thurnby Lodge, Leicester

£240,000

A well-presented three-bedroom mid-town house in Thurnby Lodge.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

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Entrance Hall

With stairs to the first-floor landing and a radiator.

Lounge Dining Room

16' 9" x 11' 9" (5.11m x 3.58m)

With a window to the front elevation, wooden flooring, living flame effect gas fire with surround, TV point and radiator.

Kitchen

15' 9" x 6' 8" (4.80m x 2.03m)

With a window to the rear elevation, door to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, oven, gas hob, filter hood, plumbing for an appliance and a radiator.

First Floor Landing

With a cupboard housing the boiler and loft access.



Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m)

With a window to the front elevation, built-in cupboard and a radiator.

Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m)

With a window to the front elevation, a built-in cupboard and a radiator.

Bedroom Three

8' 9" x 8' 0" (2.67m x 2.44m)

With a window to the rear elevation and a radiator.

Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)

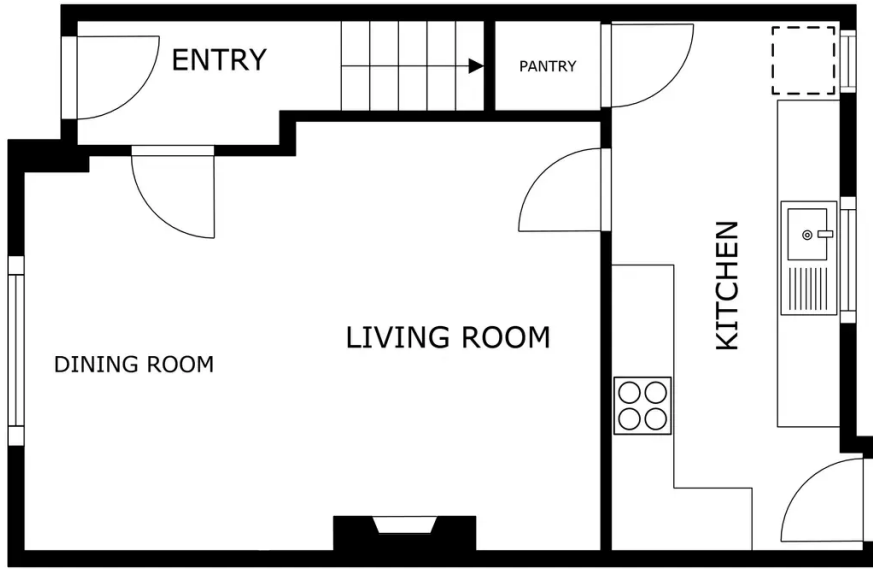
With two windows to the rear elevation, a bath with an electric shower over, wash hand basin, WC, lino flooring and a radiator.

Front Garden

There is hard standing providing potential off-road parking (lowered curb required).

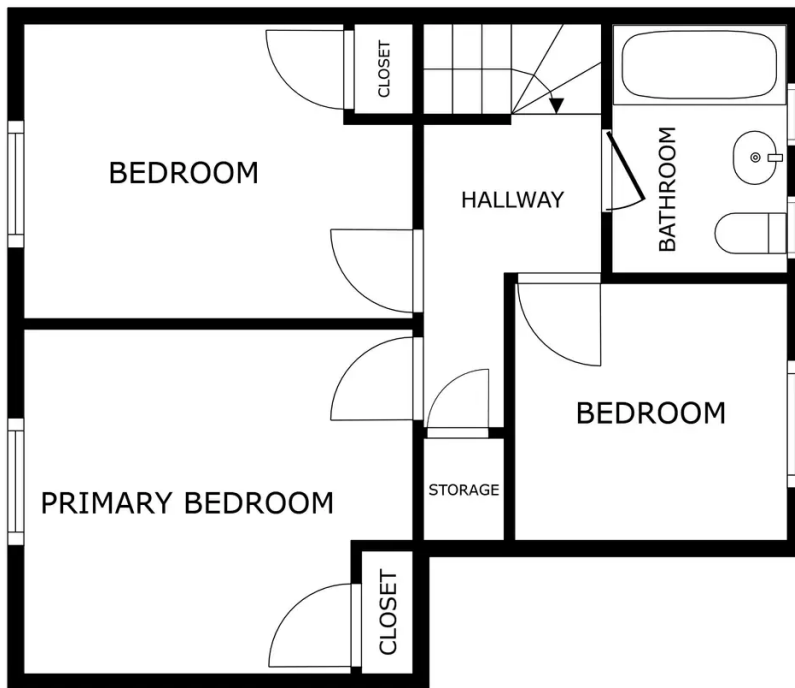
Rear Garden

A paved patio area with an outside tap, outside store, lawn, fencing to the perimeter and gate to the side access.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 39.2 sq.m. FLOOR 2 40.9 sq.m.
 TOTAL : 80.2 sq.m.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 39.2 sq.m. FLOOR 2 40.9 sq.m.
 TOTAL : 80.2 sq.m.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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