



18 Methuen Avenue  
Thurmaston, Leicester, LE4 8FS  
**£260,000**





Offered To The Market With No Upwards Chain Is This Well Presented, Three Bedroom - Two Bathroom, Extended End Town House In Thurmaston Village. Set in a quiet cul-de-sac located just a short walk from Thurmaston Retail Park and providing excellent travel links this property is ideal for a young family in need of more space. Inside, the property briefly comprises; entrance hall, lounge, spacious kitchen-diner and a downstairs bathroom. To the first floor are three good size bedrooms and a modern shower room. The property also benefits from a spacious rear garden, off road parking for multiple vehicles, uPVC double glazing and gas central heating.

- Immaculately Presented
- Three Bedroom House
- Bathroom & Shower Room
- Two Reception Rooms
- Cul-de-Sac Location
- Spacious Plot
- Combi Boiler & uPVC Double Glazing
- EPC Rating D / Council Tax Band A / Freehold





## Location

Thurmaston is located around 3 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Churchill & Eastfield Infant Schools and The Roundhill Academy.

## The Property

The property is entered via a spacious entrance porch which in turn leads to the uPVC double glazed door leading into.

## Hall

With stairs leading to the first floor and provides access to the following.

## Lounge

13'10" x 11'10" (4.23 x 3.63 )

(maximum measurements) With gas fire, coved ceiling and a triple uPVC double window to the front aspect.

## Kitchen

13'3" x 8'2" (4.04 x 2.51)

Fitted with a range of floor and wall mounted units, roll top work surface and tiled splashbacks. The kitchen also benefits from a 5 ring induction hob and oven with grill, integrated fridge freezer, integrated dishwasher, plumbing for a washing machine and dryer, tiled flooring, sink and drainer unit, triple uPVC double glazed window to the rear aspect and uPVC double glazed door leading out into the rear garden.

## Dining Area

8'5" x 12'8" (2.57 x 3.87)

(maximum measurements) With storage under the stairs, tiled flooring and currently houses the 6 seater family dining table.

## Bathroom

4'11" x 10'0" (1.51 x 3.05)

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from an extractor fan, radiator and obscure uPVC double glazed window the the side aspect.

## The First Floor Landing

Spacious landing with loft access and provides access to the following.

## Bedroom One

13'10" x 11'11" (4.24 x 3.64)

Spacious double bedroom with coved ceiling, storage cupboard and a triple uPVC double glazed window to the front aspect.

## Bedroom Two

7'6" x 10'1" (2.30 x 3.09)

Another double bedroom with uPVC double glazed window to the side aspect.

## Bedroom Three

8'11" x 8'2" (2.73 x 2.49)

(maximum measurements) With uPVC double glazed window to the rear aspect.

## Shower Room

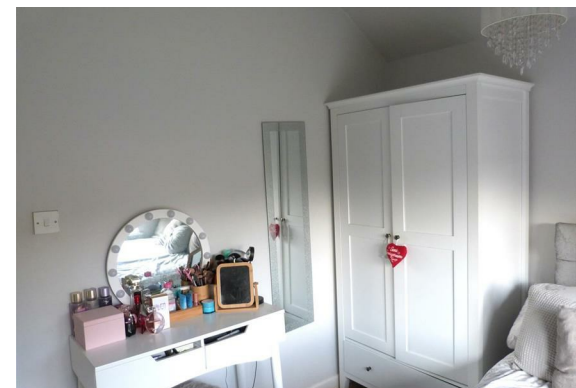
3'10" x 12'0" (1.19 x 3.66)

(maximum measurements) Fitted with a modern three piece suite comprising walk in shower, pedestal basin and wc. The shower room also benefits from an extractor fan, heated towel rail and an obscure uPVC double glazed window to the rear aspect.

## Outside

To the front of the property is a low maintenance driveway providing parking for multiple vehicles which leads to both the entrance porch and the side gate which in turn leads to the rear garden.

To the rear is a spacious lawned garden with a paved patio area and fenced boundaries.



## Floor Plan



## Viewing

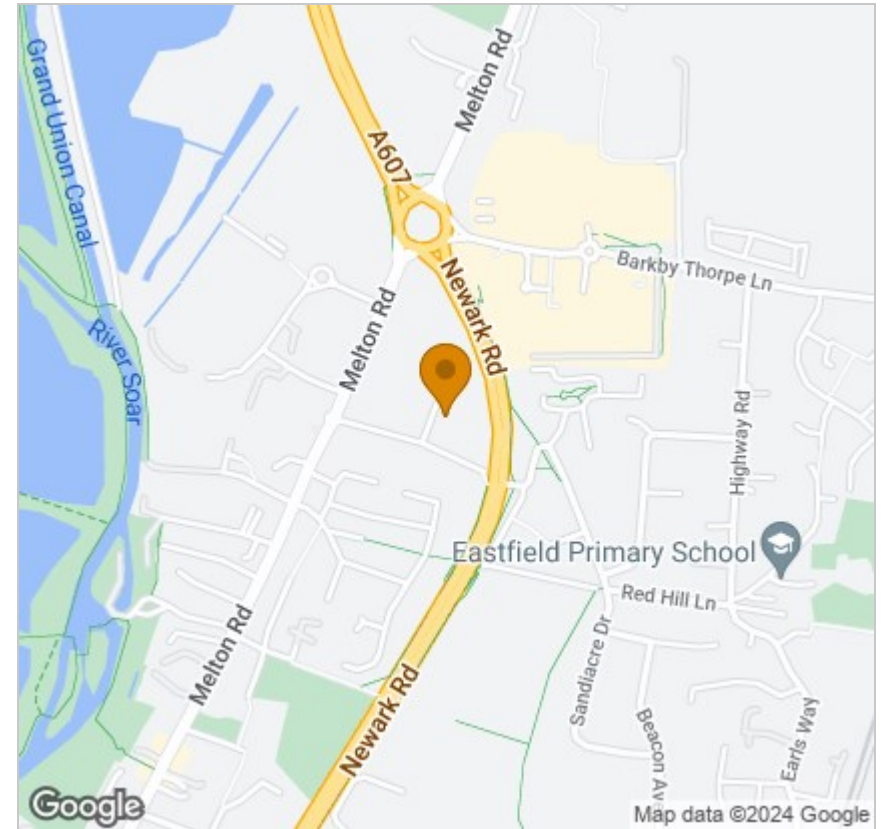
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## Area Map



## Energy Efficiency Graph

