



3 Methuen Avenue  
Thurmaston, Leicester, LE4 8FS  
**£240,000**



Set in the heart of this popular Village, this well-presented family home offers a stylish interior and is within walking distance of Thurmaston retail park. The accommodation briefly consists of, entrance hall, lounge, dining kitchen and a bathroom to the ground floor, to the first floor are three bedrooms. The property also benefits from upvc double glazing, gas central heating, rear garden and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Mid Town House
- Cul-de-Sac Location
- Three Bedrooms
- Rear Garden
- Off Road Parking
- Gas Central Heating & Upvc Double Glazing
- Council Tax Band A ,Freehold
- EPC Rating D



## 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 double glazed composite door leading into.

## Hall

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

## Lounge

11'9" x 12'4" (3.60 x 3.77)

With window to the front, log burner with feature surround, laminate wood flooring, storage cupboard and recessed spotlighting.

## Dining Kitchen

8'9" x 9'8" (2.67 x 2.95)

Fitted with a range of floor and wall mounted units and tiled splash backs, the kitchen also benefits from a fitted oven, hob and extractor, integrated washing machine, sink and drainer unit, laminate wood flooring and recessed spotlighting.

## Bathroom

5'10" x 8'8" (1.78 x 2.66)

Fully tiled bathroom fitted with a three piece suite comprising, low level wc, vanity unit with mounted basin and a bath with shower over. The bathroom also benefits from a heated towel rail and recessed spotlighting.

## Bedroom One

10'5" x 14'9" (3.19 x 4.5)

## Bedroom Two

10'1" x 10'5" (3.09 x 3.18)

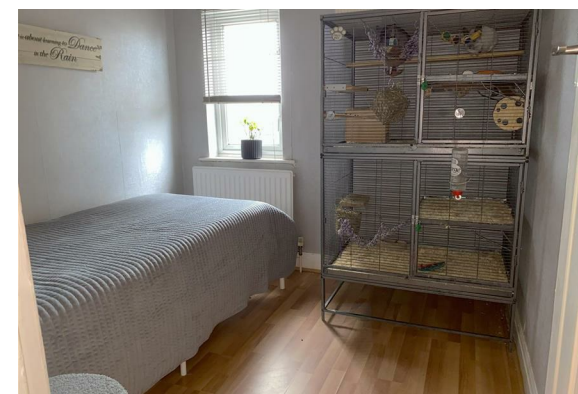
## Bedroom Three

7'8" x 7'6" (2.35 x 2.29)

## Outside

To the front of the property is off road parking for two vehicles.

To the rear is a garden with a raised deck with steps leading to the lawn with planted border and fenced boundaries.



## Floor Plan



## Viewing

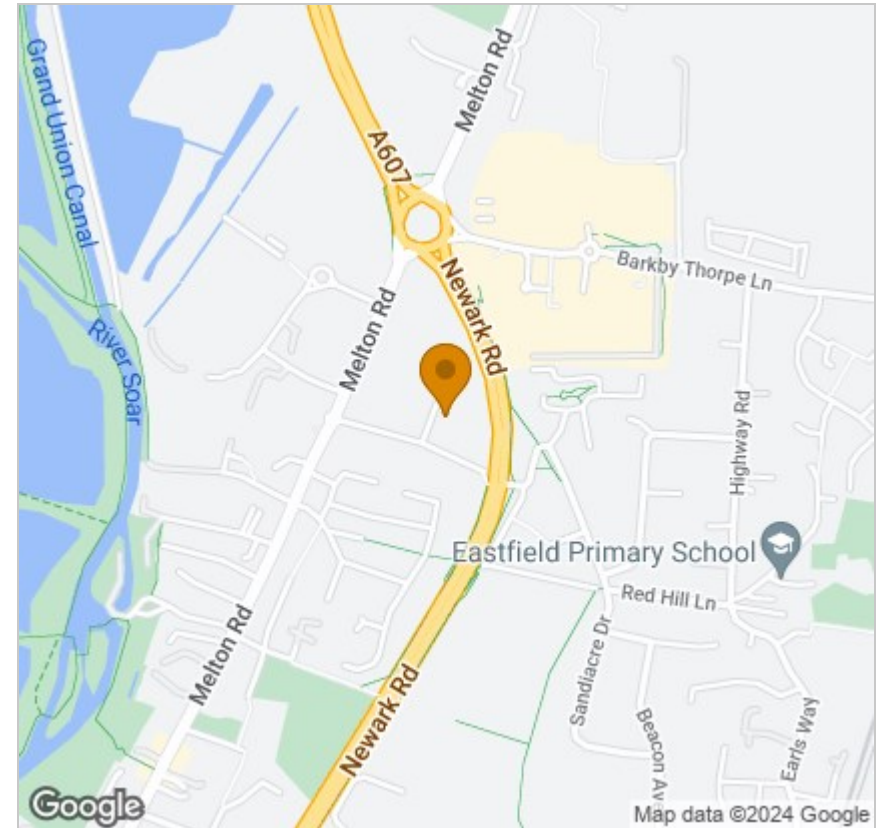
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

