

# Aston & Co

ESTATE & LETTING AGENTS



10 Colby Road

Thurmaston, Thurmaston, LE4 8LF

£319,000



Set on a large plot in the popular village of Thurmaston this extended, semi detached home is perfect for families in need of more space. The accommodation briefly consists of, lounge, dining room, kitchen, utility room and a wc to the ground floor. To the first floor are four bedrooms a shower room and an additional wc. The property also benefits from upvc double glazing, gas central heating, off road parking and a garage. Internal viewing is highly recommended and strictly by appointment only.

- Extended Semi Detached Family Home
- Large Rear Garden Approximately .12 Acre Total Plot
- Lounge & Dining Room
- 14ft Kitchen & Utility Room
- Four Bedrooms
- Shower Room & 2 WCs
- Garage & Parking
- EPC Rating D, Council Tax Band C, 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 double glazed composite door leading into.

## Lounge

14'10" x 14'9" (4.53 x 4.5)

With bay window to the front, stairs to the first floor, gas fire and feature surround.

## Dining Room

13'1" x 9'4" (4.01 x 2.87)

With door to the kitchen, recessed spotlighting and upvc double glazed patio door leading on to the rear garden.

## Kitchen

12'5" x 14'2" (3.79 x 4.34)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from fitted oven, hob and extractor, sink and drainer unit, plumbing for a dishwasher, pantry and doors leading to the rear hall and garage.

## Rear Hall

With doors to the rear garden and utility room.

## Utility Room

11'3" x 6'7" (3.44 x 2.02)

Fitted with a range of floor mounted units with roll top work surface, sink and drainer unit and plumbing for a washing machine.

## The First Floor

### Bedroom One

13'0" x 11'5" (3.97 x 3.48)

With fitted wardrobes, recessed spotlighting and built in cupboard.

### Bedroom Two

9'5" x 13'2" (2.88 x 4.03)

### Shower Room

Fitted with a three piece suite comprising, low level wc, vanity unit with mounted basin and walk in shower along with a shaving point.

### WC

With low level wc & wash hand basin.

### Bedroom Three

6'6" x 12'6" (1.99 x 3.82)

### Bedroom Four

11'1" x 6'6" (3.4 x 2.0)

### Garage

12'11" x 6'7" (3.95 x 2.03)

With power, light and double doors.

### WC

With wc and wash hand basin.

### Outside

The front of the property is gravelled and provides car standing for two vehicles.

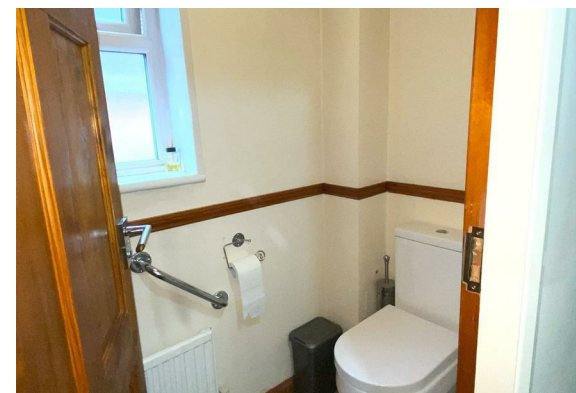
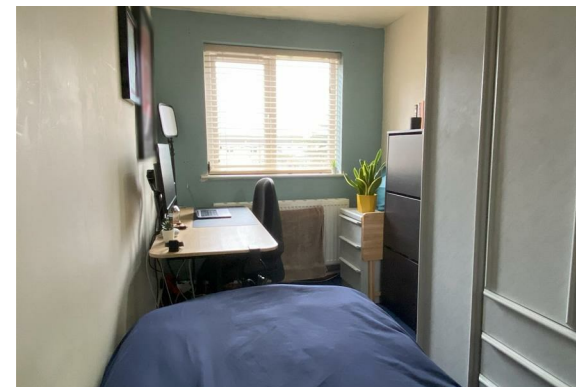
To the rear is a large rear garden which is currently spit in two for low maintenance and benefits from a decked patio.

### Service

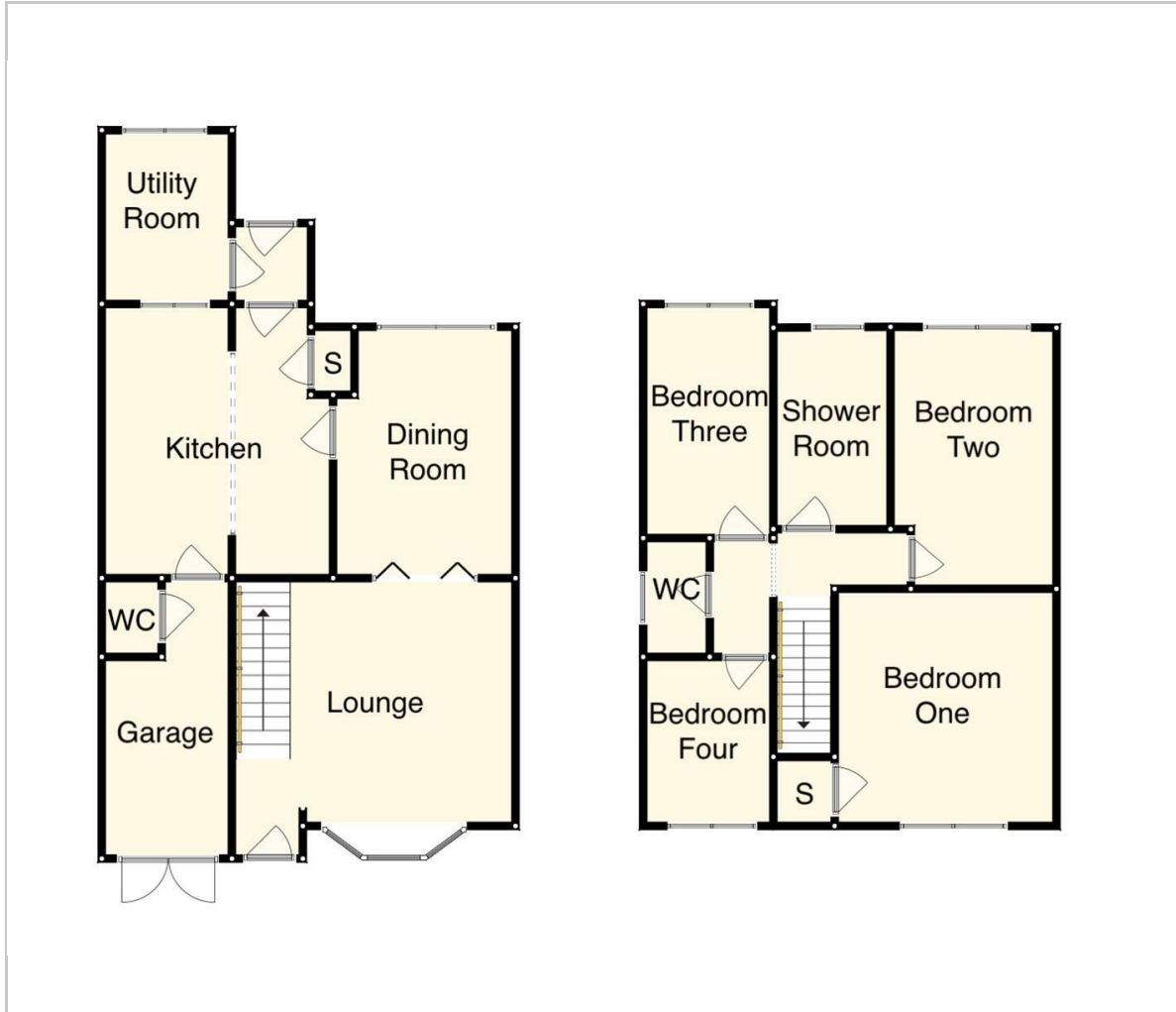
The property benefits from mains gas, water, electric and drainage.

Internet-standard, superfast and ultrafast are available- See Ofcom checker for more details.

Moble-EE, Three, O2 & Vodafone- See Ofcom checker for more details.



## Floor Plan



## Viewing

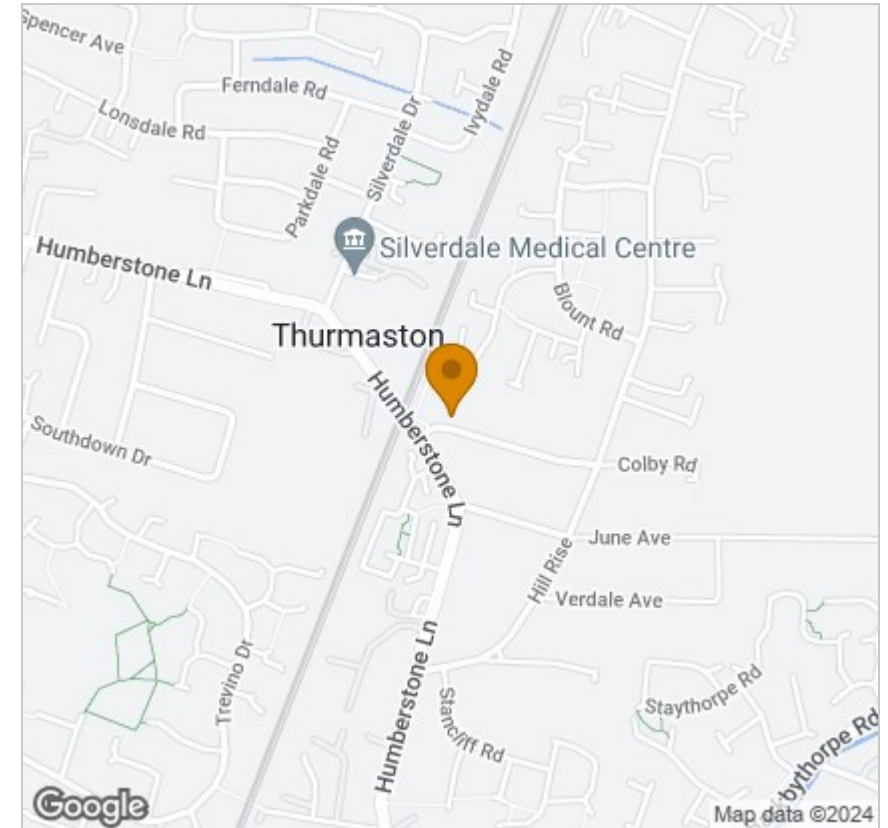
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

