

Aston & Co

ESTATE & LETTING AGENTS



14 Nursery Close

Thurmaston, Leicester, LE4 8AL

£260,000



CORNER PLOT WITH POTENTIAL TO EXTEND!!! Set on the Thurmaston-Rushey Mead Border this semi detached home does requires some modernisation but offers great potential and the space to extend. The accommodation briefly consists of, entrance hall, kitchen, lounge, lean-to conservatory, shower room and three bedrooms. The property also benefits from, gas central heating, off road parking and a garage, viewing is highly recommended and strictly by appointment only.

- Semi Detached Bungalow
- Corner Plot & Potential To Extend
- Popular Location
- Three Bedrooms
- Garage & Driveway
- Viewing Essential
- Freehold, Council Tax Band C
- EPC Rating E



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 door leading into.

Entrance Hall

12'9" x 9'11" (3.91 x 3.04)

(maximum measurements) With coved ceiling and provides access to the following.

Kitchen

11'7" x 7'6" (3.54 x 2.29)

Fitted with a range of floor and wall mounted units with tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit and an electric heater.

Lounge

14'5" x 10'10" (4.40 x 3.31)

With gas fire and feature surround.

Conservatory

7'10" x 15'8" (2.41 x 4.78)

(maximum measurements) With tiled flooring, doors to the garden and brick store with plumbing for a washing machine.

Shower Room

7'11" x 6'11" (2.42 x 2.11)

Fitted with a three piece suite comprising, low level wc, pedestal basin and walk in shower.

Bedroom One

4.14 x 4.52

(maximum measurements)

Bedroom Two

13'6" x 11'5" (4.14 x 3.5)

(maximum measurements) With bay window to the front.

Bedroom Three

15'10" x 10'6" (4.85 x 3.21)

(maximum measurements)

Outside

To the front is a garden and driveway with walled boundaries, which in turn leads to the property and garage.

To the side and rear is mature well stocked garden with fenced boundaries, greenhouse, brick store and patio.

Garage

With up and over door to the front and personal door to the side.

Services

Services

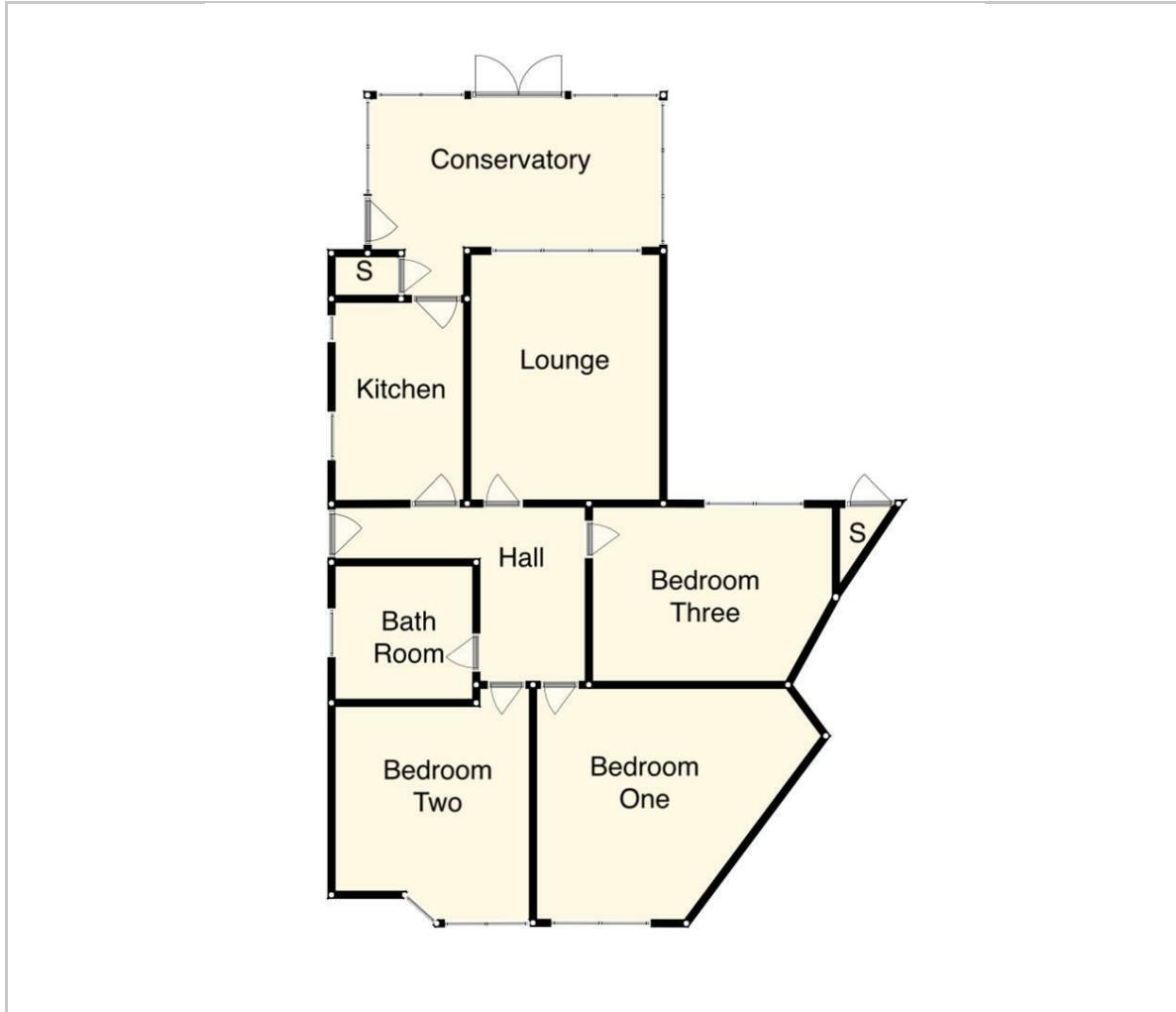
The property benefits from mains gas, water electric and drainage.

Internet- Standard, ultra and superfast, see Ofcom checker for more details.

The boiler is gas fired.



Floor Plan



Viewing

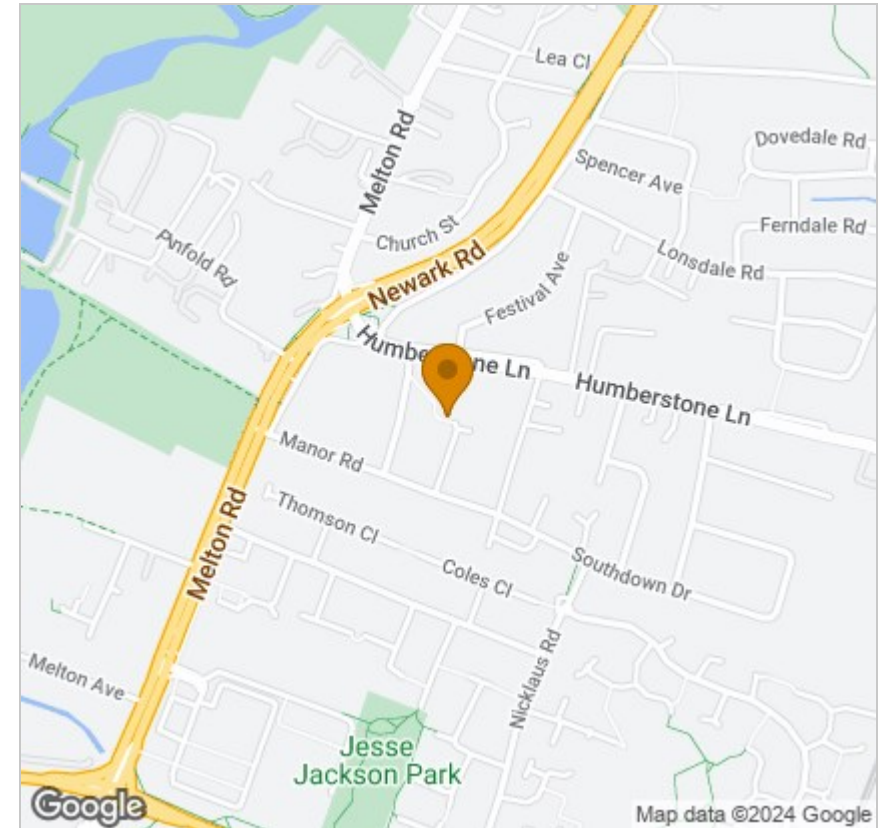
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

