



46a Alexandra Street  
Thurmaston, Leicester, LE4 8FA  
£280,000





New To The Market & Ideal For First Time Buyers/Young Families! Offering extended parking and being located down a quiet no through road is this immaculately presented, three bedroom semi detached house set in the ever popular Thurmaston Village. Inside, the property briefly comprises; entrance hall, wc, lounge, full width refitted kitchen and a conservatory to the ground floor. To the first floor are three bedrooms and a modern tiled bathroom. The property also benefits from gas central heating, uPVC double glazing and two spacious sheds with power and light.

- Immaculately Presented
- Three Bedroom Semi Detached House
- Extended Parking
- Refitted Kitchen & Bathroom
- Downstairs WC & Conservatory
- Council Tax Band C / 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 hardwood door leading into.

## Entrance Hall

Providing access to the following.

## WC

With basin, wc and obscure uPVC double glazed window to the front aspect.

## Lounge

14'9" x 12'7" (4.52 x 3.84)

(maximum measurements) Spacious room with a large uPVC double glazed bay window to the front aspect, storage under the stairs and leads into the kitchen-diner.

## Kitchen-Diner

8'0" x 15'10" (2.44 x 4.83)

Full width modern kitchen fitted with a range of floor and wall mounted units, work surface and splashbacks. The kitchen also benefits from a gas hob, oven and extractor fan, integrated dishwasher, plumbing for a washing machine and a stainless steel sink and drainer unit. The dining area offers a breakfast bar and provides access into the conservatory.

## Conservatory

9'4" x 14'5" (2.87 x 4.40)

With power, light, uPVC double glazed windows to three of the four walls and uPVC double glazed french doors leading out onto the rear garden.

## The First Floor Landing

With loft access via a drop down ladder, storage cupboard and provides access to the following.

## Bedroom One

11'10" x 9'1" (3.62 x 2.77)

Double bedroom with uPVC double glazed window to the front aspect.

## Bedroom Two

11'1" x 9'1" (3.39 x 2.77)

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

## Bedroom Three

8'3" x 6'8" (2.54 x 2.04)

(into robes) With fitted wardrobes and uPVC double glazed window to the rear aspect.

## Bathroom

6'4" x 6'4" (1.95 x 1.95)

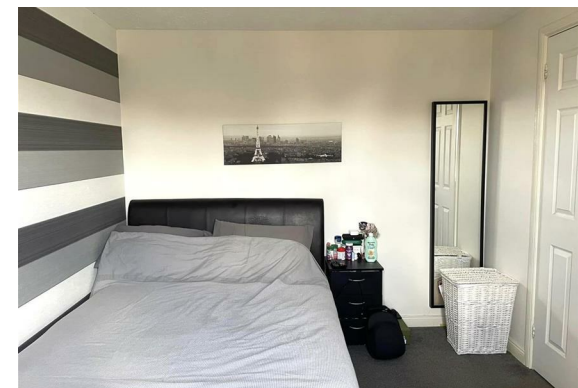
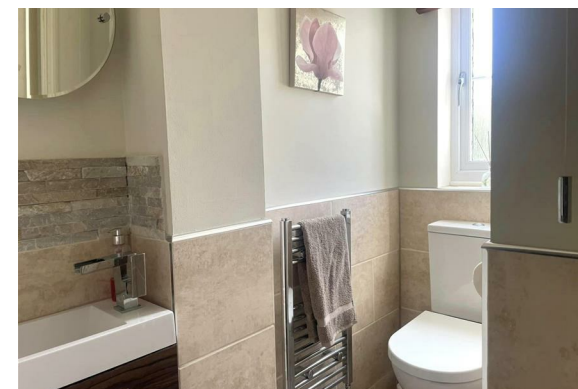
Fitted with a modern three piece suite comprising bath with shower over, vanity unit with basin and wc. The tiled bathroom also benefits from a heated towel rail, extractor fan and an obscure uPVC double glazed window to the front aspect.

## Outside

To the front of the property is car standing for multiple vehicles due to the extended parking area as pictured.

To the side of the property is a gate which in turn leads to the rear of the property.

To the rear is a good size garden with decked areas, astroturf and two sheds with both power and light.



## Floor Plan



## Viewing

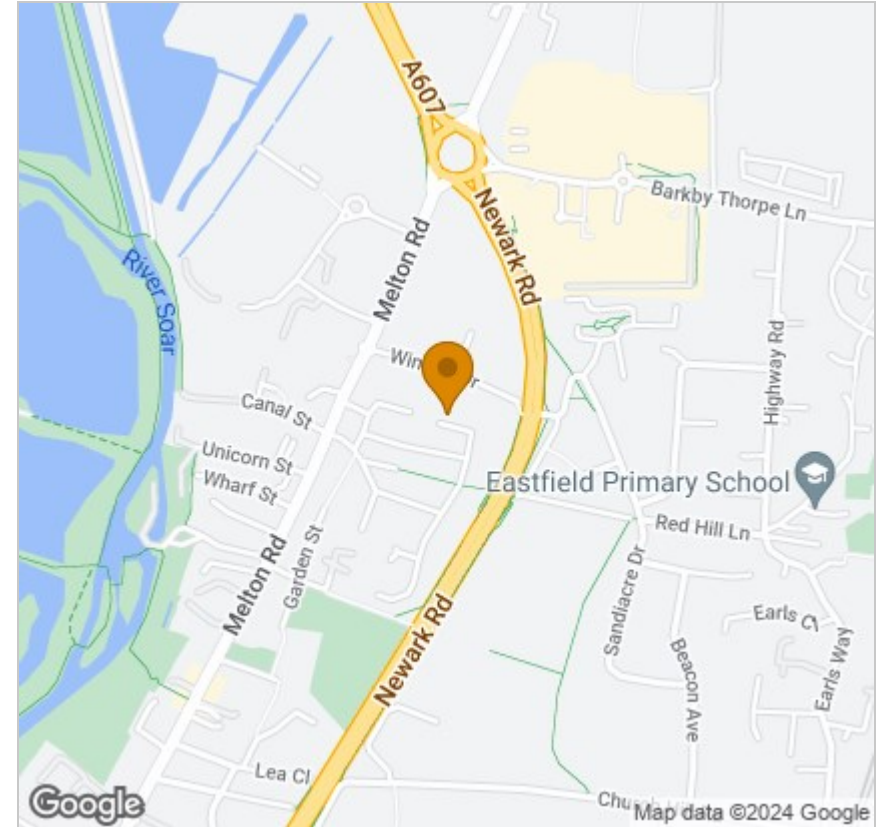
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

