



22 Methuen Avenue
Thurmaston, Leicester, LE4 8FS
£235,000



THREE GOOD SIZE BEDROOMS, GENEROUS REAR GARDEN, WALKING DISTANCE OF THURMASTON RETAIL PARK!! Aston & Co are delighted to offer to the market this well presented semi detached, family home set in the popular village of Thurmaston. The accommodation briefly consists of, porch, entrance hall, lounge-diner, kitchen and a bathroom to the ground floor. To the first floor are three good size bedrooms. The property also benefits from, gas central heating, PIV ventilation system, upvc double glazing, rear garden with summer house and off road parking for 3-4 vehicles. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Family Home
- Walking Distance Of Thurmaston Retail Park
- Three Good Size Bedrooms
- Generous Rear Garden
- Gas Central Heating & Upvc Double Glazing
- Off Road Parking
- Freehold, Council Tax Band A
- 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 upvc door leading into.

Porch

5'7" x 3'4" (1.72 x 1.02)

With tiled flooring and upvc double glazed door leading into.

Entrance Hall

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

Lounge Diner

11'11" x 13'4" (3.64 x 4.08)

With window to the front, laminate wood flooring, under stairs storage and wall mounted bioethanol fire.

Kitchen

10'2" x 8'10" (3.10 x 2.70)

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

Bathroom

5'9" x 8'8" (1.76 x 2.66)

Fitted with a three piece suite comprising, low level wc, vanity unit with mounted basin and a bath with shower over.

Bedroom One

12'1" x 10'9" (3.70 x 3.30)

With window to the front and fitted wardrobes.

Bedroom Two

10'9" x 10'2" (3.28 x 3.12)

With window to the rear.

Bedroom Three

7'7" x 8'10" (2.32 x 2.70)

With window to the rear.

Outside

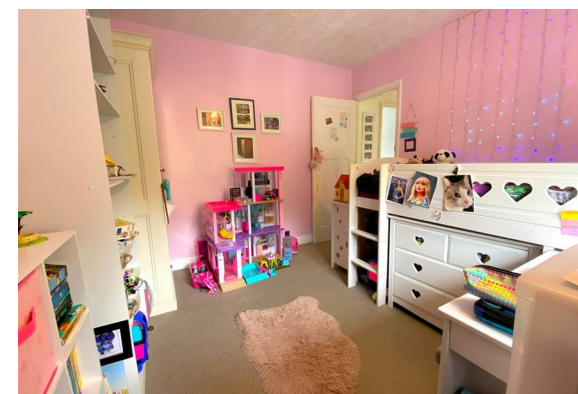
The front of the property is gravelled and provides parking for several vehicles.

To the rear is a generous mature garden with patio, two raised seating areas, BBQ, summer house, brick store, shed, and fenced boundaries with the remainder being laid to lawn.

Services

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

Internet-Standard, super and ultrafast available, see ofcom checker for more details.



Floor Plan



Viewing

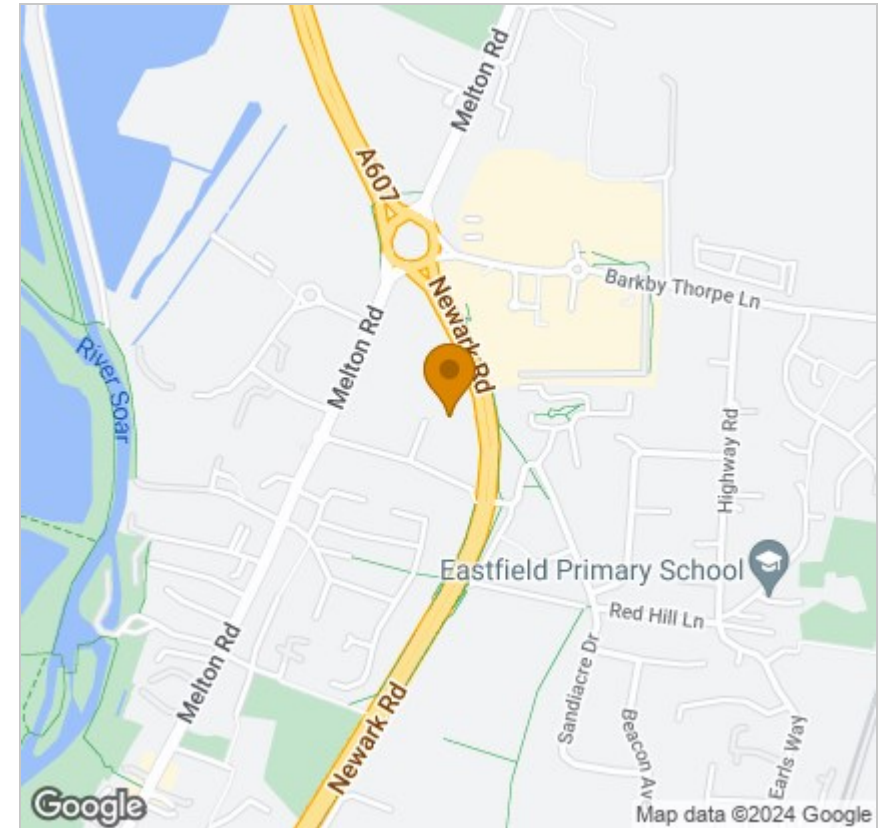
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

