



42 Campbell Avenue
Thurmaston, Leicester, LE4 8HB
£280,000



Set on the Thurmaston-Rushey Mead border this well-presented link detached bungalow is a must view for potential buyers. The accommodation briefly consists of, entrance hall, lounge-diner, conservatory, breakfast kitchen, two double bedrooms and a wetroom. The property also benefits from upvc double glazing, gas central heating, garage, off road parking, a generous plot and the potential to extend. Viewing is strictly by appointment only.

- Well Presented Link Detached Bungalow
- Sought After Location
- Potential To Extend (STP)
- Two Double Bedrooms
- Lounge & Conservatory
- Gas Central Heating & Upvc Double Glazing
- Viewing Essential
- EPC Rating E, Freehold, Council Tax Band C



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 upvc double glazed door leading into.

Entrance Hall

With Oak flooring, cloak room and provides access to the following.

Lounge

15'3" x 12'2" (4.65 x 3.72)

With gas fire, sandstone fire place, coved ceiling and patio door leading in to the conservatory.

Conservatory

7'11" x 19'1" (2.42 x 5.82)

With French doors leading on the garden.

Breakfast Kitchen

10'9" x 7'10" (3.30 x 2.39)

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, plumbing for a washing machine and dishwasher, laminate wood flooring and recessed spotlighting.

Lean To

3'8" x 11'7" (1.13 x 3.54)

With doors leading to the front and rear.

Bedroom One

13'6" x 11'2" (4.13 x 3.42)

With bay window to the front aspect.

Bedroom Two

9'11" x 11'11" (3.03 x 3.65)

Wet Room

5'6" x 9'10" (1.68 x 3.02)

Fitted with a three piece suite comprising, low level wc, wall mounted basin and shower.

Garage

16'4" x 7'9" (5.00 x 2.38)

With up and over door, personal door to the rear, power and light.

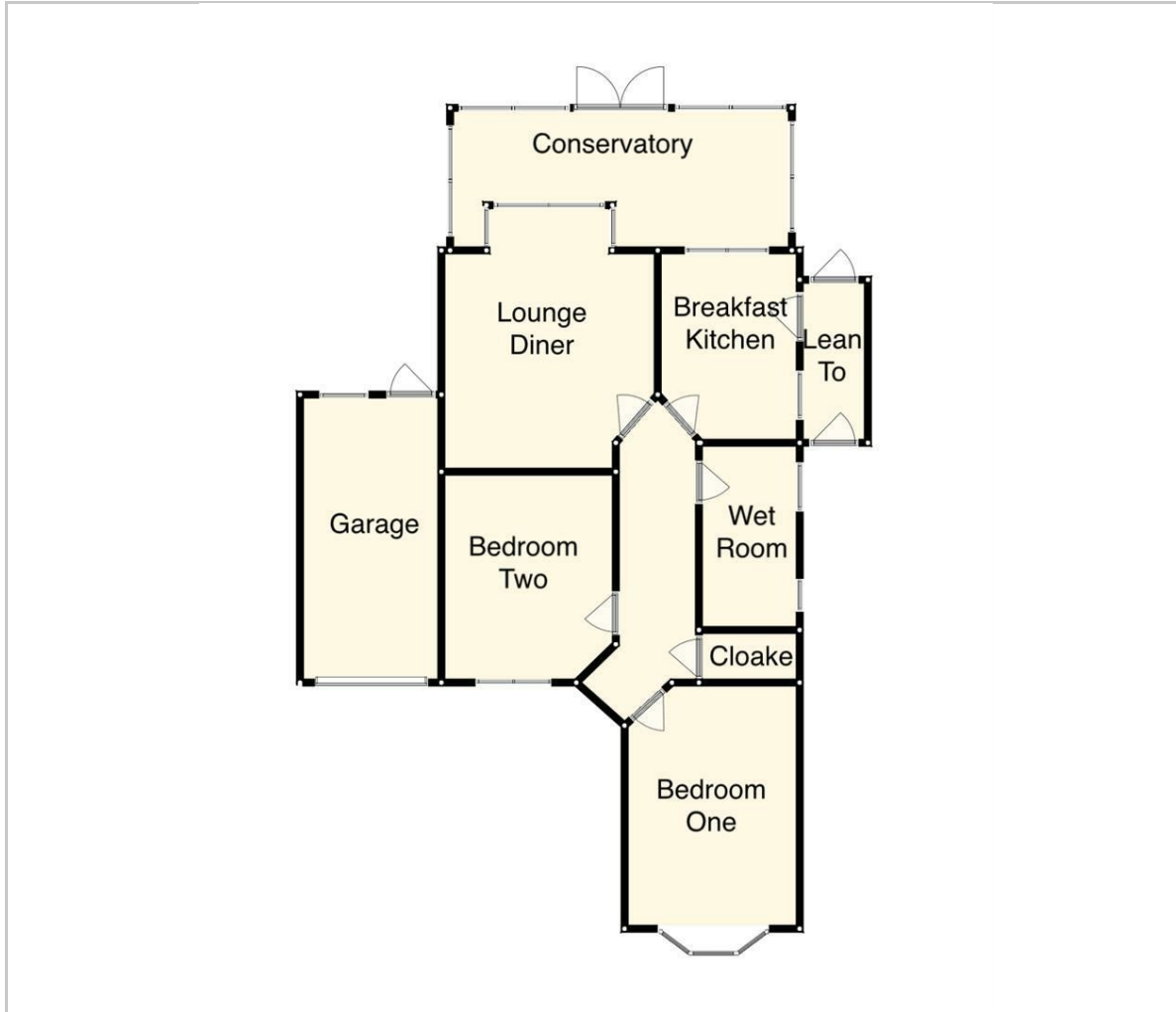
Outside

To the front of the property is a low maintenance garden with walled boundary, driveway which in turn leads to the garage and gated access to the side and rear.

To the rear is a private, mature, well stocked garden with green house, gravelled patio and fenced boundaries.



Floor Plan



Viewing

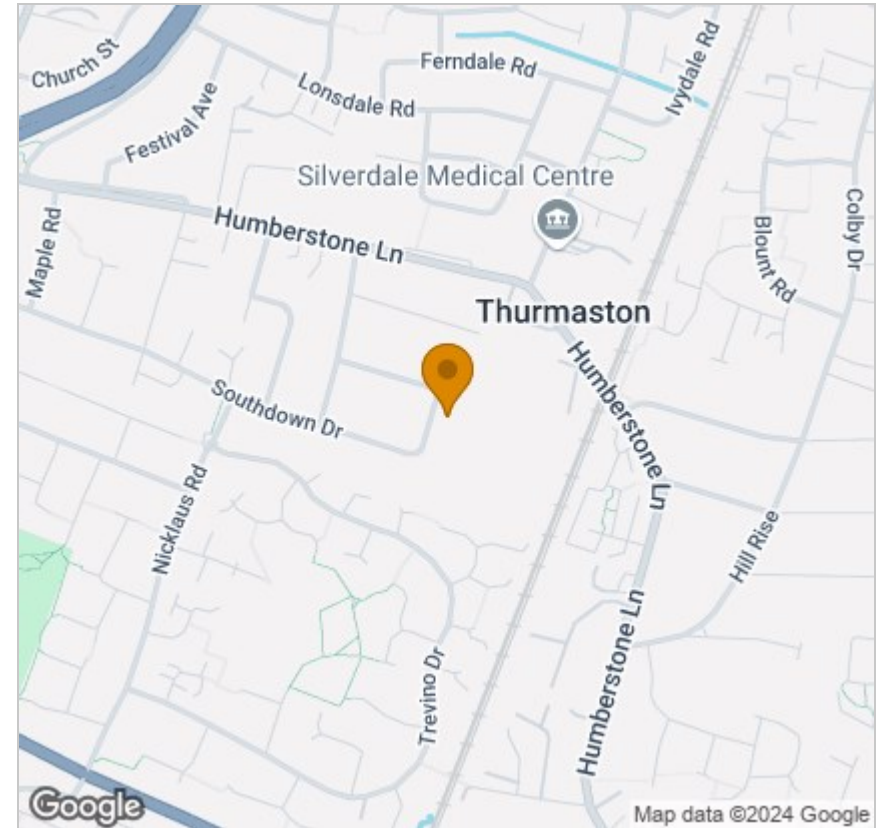
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

