



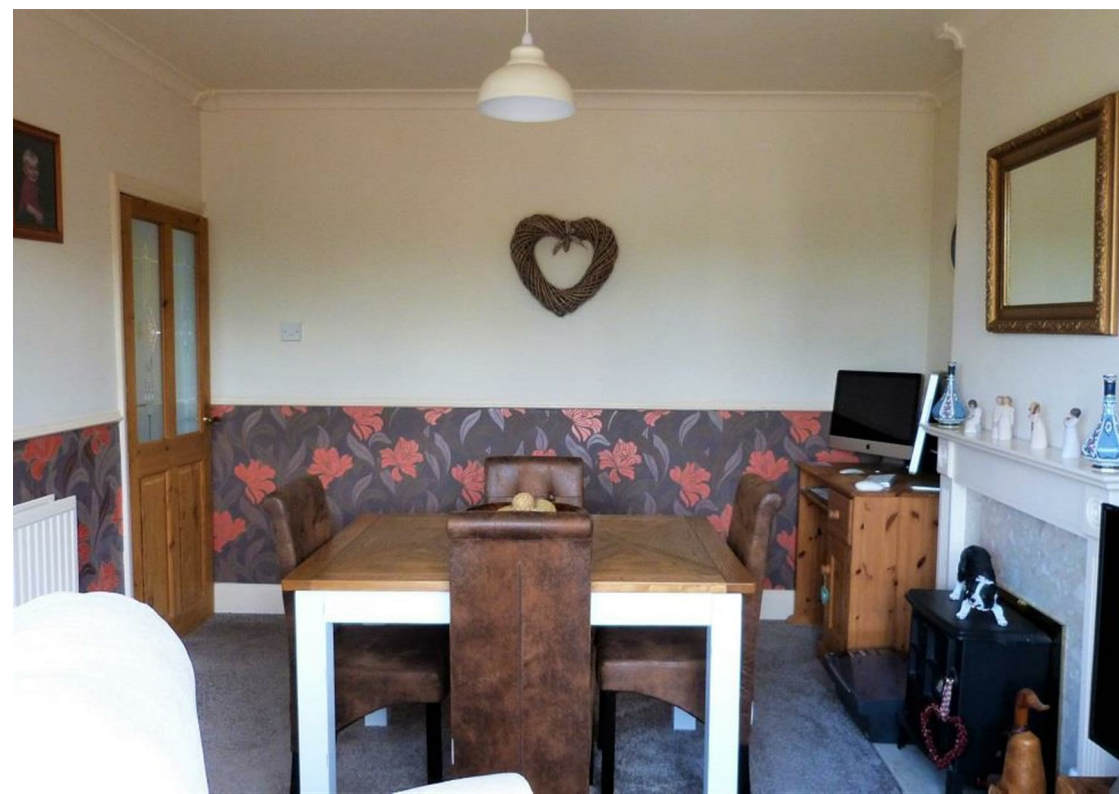
963 Melton Road
, Thurmaston, LE4 8GQ
£365,000



EXTENDED FAMILY HOME!!!! LOOKING FOR MORE SPACE?

Aston & Co are delighted to offer to the market this spacious semi detached home set on a larger than average plot in the ever popular village of Thurmaston. The accommodation briefly consists of, porch, entrance hall, a 22ft lounge, second reception room and a 19ft breakfast kitchen to the ground floor. The first floor offers three bedrooms, a snug and a family bathroom with separate wc. The property also benefits from upvc double glazing, gas central heating, off road parking for several vehicles, a 30ft garage/work shop and a good size rear garden. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Extended Family Home
- Generous Plot, Popular Location
- Two Spacious Reception Rooms & Breakfast Kitchen
- Three Good Size Bedrooms & Snug
- 30FT Garage/workshop & Ample Parking
- Gas Central Heating & Double Glazing
- Viewing Essential
- EPC Rating D, 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 Primary School and The Roundhill Academy.

The Property

The property is entered via a upvc double glazed door leading into.

Entrance Hall

12'3" x 6'8" (3.75 x 2.05)

With stairs to the first floor, upvc double glazed window to the side aspect and provides access to the following.

Breakfast Kitchen

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, plumbing for a washing machine, sink and drainer unit, integrated fridge and tiled flooring.

Lounge

22'2" 11'7" (6.77 3.54)

(maximum measurements) With coved ceiling, gas fire with feature surround and upvc double glazed french doors leading onto the rear garden.

Dining Room

13'3" x 11'7" (4.05 x 3.54)

(maximum measurements) With upvc bay window to the front aspect, feature fire place and coved ceiling.

The First Floor Landing

With upvc double glazed window to the side aspect and provides access to the following.

Bedroom One

11'6" x 11'5" (3.53 x 3.48)

With upvc double glazed bay window to the front aspect and fitted wardrobes.

Bedroom Two

11'0" x 9'9" (3.37 x 2.98)

With upvc double glazed window to the rear aspect.

Bedroom Three

6'7" x 6'9" (2.01 x 2.08)

With upvc double glazed window to the front aspect.

Snug

11'6" x 12'0" (3.53 x 3.68)

With airing cupboard and fitted wardrobe.

Bathroom

6'6" x .9'7" (1.99 x .2.93)

(maximum measurements) Fitted with a two piece suite comprising pedestal basin and bath with shower over.

WC

3'8" x 6'4" (1.14 x 1.95)

Fitted with a two piece suite comprising low level wc and wall mounted basin.

Outside

To the front of the property is car standing for several vehicles which in turn leads to the property and gated access to garage and the rear.

To the rear is a mature garden with patio and graveled areas, fenced boundaries with the remainder being laid to lawn.

Garage/workshop

30'9" x 10'0" (9.39 x 3.07)

With power light and inspection pit.



Floor Plan



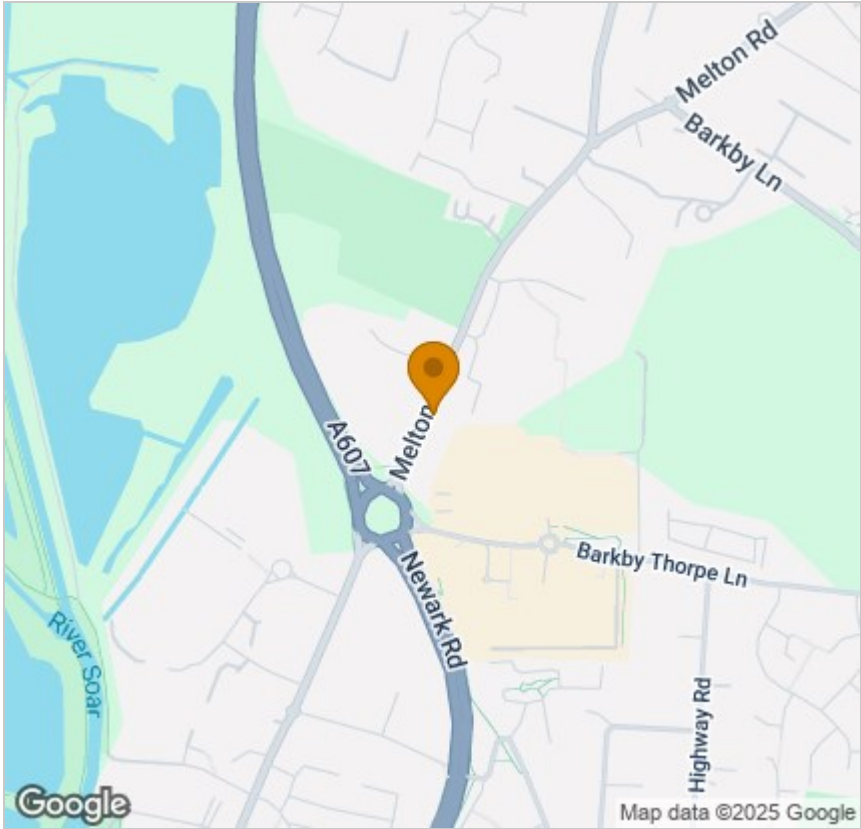
Viewing

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 firms 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

