



38a Clayton Drive

, Thurmaston, LE4 8LQ

Offers In The Region Of £250,000



NOT YOUR AVERAGE TWO BED! NEWLY BUILT DETACHED HOME WITH 10 YEAR STRUCTURAL GUARANTEE, PERFECT FOR FIRST TIME BUYERS AND DOWNSIZERS ALIKE, MUST VIEW PROPERTY!

Aston & Co are delighted to offer to the market this spacious detached home set in the ever-popular village of Thurmaston. The accommodation briefly consists of, entrance hall, WC, kitchen and a lounge-diner to the ground floor, to the first floor are two generous bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating, off road parking, rear garden, security system and EV charging unit. Viewing is strictly by appointment only.

- Newly Built Detached Home
- 10 Year Structural Guarantee
- Carpets & Flooring Throughout
- Hall, WC, Kitchen & Lounge-Diner
- Two Bedrooms & Family Bathroom
- Off Road Parking & Rear Garden
- Upvc Double Glazing & Gas Central Heating
- EPC Rating B, Freehold, Council Tax Band TBC



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 composite door leading into.

Entrance Hall

8'11" x 3'3" (2.73 x 1.00)

With LVT flooring, stairs to the first floor and provides access to the following.

Kitchen

7'8" x 8'4" (2.35 x 2.56)

Fitted with a range of floor and wall mounted units with roll top work surfaces, the kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine, LVT flooring and recessed spotlighting.

Lounge-Diner

12'1" x 14'10" (3.70 x 4.54)

With stairs to the first floor and upvc double glazed french doors leading onto the rear garden.

WC

2'9" x 5'0" (0.85 x 1.53)

Fitted with a two piece suite comprising low level WC and pedestal basin.

The First Floor Landing

With storage cupboard, loft hatch, window to the rear and provides access to the following.

Bedroom One

8'4" x 13'8" (2.56 x 4.18)

Bedroom Two

8'3" x 7'1" (2.52 x 2.16)

Bathroom

5'9" x 6'0" (1.76 x 1.84)

Fitted with a three piece suite comprising, low level WC, pedestal basin and bath with shower tap.

Outside

To the front of the property is a block paved drive providing parking for two vehicles, EV charging point, out side lighting and gated access to the rear. To the rear is a garden with patio area, fenced boundaries, power points and lighting.

Services

The property benefits from mains, gas, water, electric and drainage.
Internet-standard & superfast see Ofcom checker for more details.
Mobile 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.

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

