

FREEHOLD



House - End Terrace (EPC Rating: D)

Thurncourt Road, Thurncourt, Leicester, LE5

2NN

PRICE:

£285,000

 SETHS

 3  1  3  D

3 Bedroom House - End Terrace located in Leicester

*** IDEAL EXTENDED FAMILY HOME - THREE BEDROOMS - END TERRACE ***

Presenting this ideal family residence situated conveniently on Thurncourt Road. This property boasts off-road parking for two vehicles. The ground floor features an open-plan layout with a lounge, dining area, and extended sitting room. Additionally, there's a convenient downstairs w/c.

Moving upstairs, you'll find three well-appointed bedrooms and a modern bathroom, offering ample space for the whole family.

Outside, the property offers a delightful wooden patio area, leading to a generous garden space, ideal for outdoor activities and entertaining.

With gas central heating and double glazing throughout, this home ensures comfort and energy efficiency all year round. Finished to a high standard, viewing is highly recommended to fully appreciate all that this property has to offer.

ENTRANCE HALL

Wooden flooring, stairs leading to the first floor, radiator, storage cupboard located under the stairs, W/C located under stairs, wooden door providing access to the lounge.

W/C

LOUNGE

15'9" x 10'7"

Wooden flooring, double-glazed bay window facing the front aspect, storage cupboards in chimney recess, radiator, open access to dining room

DINING ROOM

11'9" x 10'11"

Wooden flooring, storage cupboard located in the recess of chimney, open access to the kitchen and extended sitting room, radiator,

KITCHEN

11'0" x 5'9"

Wooden flooring, base and eye level units, sink, double glazed window facing the rear aspect, partially tiled walls, integrated four-ring gas burner with extractor over, integrated oven, plumbing for a washing machine.

EXTENDED SITTING ROOM

11'6" x 11'2"

Wooden flooring, bi-folding double-glazed door leading to the garden, skylight, spotlighting, radiator.

FIRST FLOOR

LANDING

Carpeted flooring, access to all rooms on the first floor.

BEDROOM 1

11'4" x 10'7"

Carpeted flooring, double-glazed bay window facing the front aspect, radiator.

BEDROOM 2

11'10" x 10'8"

Carpeted flooring, radiator, in-built storage cupboard accommodating gas-powered combination boiler, double glazed window facing the rear aspect.

BEDROOM 3

7'4" x 6'11"

Carpeted flooring, double-glazed window facing the front aspect.

BATHROOM

Tiled flooring and walls. access to loft, spotlighting, toilet, wash hand basin with unit, polyvinyl bathtub with mixer shower, double glazed window facing the rear aspect, panelled ceilings, standing radiator.

OUTSIDE

At the front of the property, there is convenient off-road parking available for two vehicles, providing ease and accessibility for residents and visitors alike. A sturdy metal gate leads to a shared passage, granting access to the garden area.

Moving to the rear, the expansive garden offers ample space for outdoor activities and leisure. A wooden patio area provides the perfect spot for outdoor dining or relaxation, while steps lead down to a spacious grass lawn area. The garden is enclosed by wooden fencing along the perimeter, ensuring privacy and security for residents to enjoy their outdoor space to the fullest.

FREEHOLD



COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: B

Council Tax Rate: £1,783.06

Mains Gas: Yes

Mains Electricity: Yes

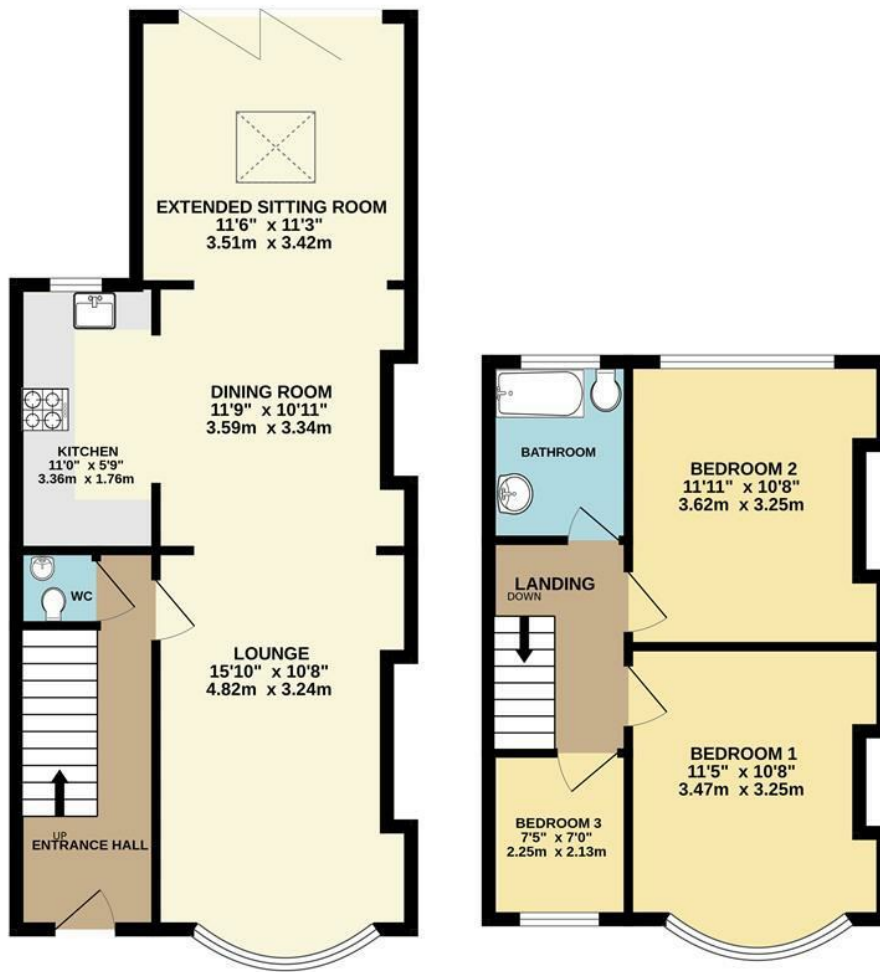
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre





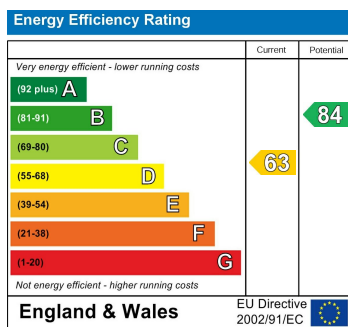


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

B

Energy Performance Graph



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