

FREEHOLD



House - Detached (EPC Rating:)

1 Church Hill Road, Thurmaston, Leicester, LE4 8DD

Offers Over

£375,000

 SETHS



3 Bedroom House - Detached located

in Leicester
*** DETACHED THREE BEDROOM PROPERTY - LARGE GARDEN - CORNER PLOT - IDEAL FAMILY HOME ***

Situated on a generous corner plot on Church Hill Road, Thurmaston, this extended three-bedroom detached property is perfect for a growing family. The property proudly faces south, benefiting from abundant daylight throughout the day.

On the ground floor, the accommodation includes a porch, a spacious lounge, a dining room, a versatile reception room/prayer room, a kitchen, and a conservatory. Upstairs, there are three well-appointed bedrooms, one with fitted cupboards, and a well presented bathroom.

Outside, the garden is split across three levels, offering generous outdoor spaces. It includes two sheds, a garage, and potential for land development at the rear of the garden, subject to the necessary planning permissions.

This property, ready to move into, is offered to the market with no chain. Viewing is highly recommended to appreciate the space and potential this home offers.

PORCH

Access to the property is provided via a UPVC door leading to a porch with double-glazed surrounds. Inside, the entrance features vinyl flooring and another UPVC door with double-glazed surrounds.

ENTRANCE HALL

Carpeted flooring, a radiator, and stairs leading to the first floor. A storage cupboard is under the stairs, accommodating a gas-powered combination boiler, gas meter, and electric meter. The room provides access to the extended kitchen and dining room.

KITCHEN

14'8" x 9'0"

Vinyl flooring, a radiator, and a UPVC door leading to the garden. It includes base-level and eye-level units, an integrated gas burner with an oven and extractor overhead, partially tiled walls, and a stainless steel sink. There is space and plumbing for a washing machine, as well as space for a fridge. A double-glazed window faces the rear aspect.

DINING ROOM

12'2" x 11'10"

Carpeted flooring, radiator open access to study.

LOUNGE

12'9" x 11'10"

Carpeted flooring, a radiator, and a double-glazed window facing the front aspect. Double doors provide access to the dining room.

STUDY

9'8" x 6'5"

Carpeted flooring, a radiator, and a sliding UPVC door leading to the conservatory.

CONSERVATORY

18'10" x 6'5"

Vinyl flooring, double-glazed windows facing the front and side aspect sliding UPVC door providing access to the garden

FIRST FLOOR

LANDING

carpeted flooring and a double-glazed window facing the side aspect, which provides access to all rooms on the first floor.

BEDROOM 1

11'11" x 11'8"

Carpeted flooring, radiator, and a double-glazed window facing the front aspect

BEDROOM 2

11'11" x 11'3"

Carpeted flooring, a radiator, and a double-glazed window facing the rear aspect. Additionally, there is an inbuilt storage cupboard.

BEDROOM 3

7'4" x 7'0"

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

BATHROOM

Tiled flooring and tiled walls, with a standing radiator and a wash hand basin unit. It includes spotlighting, a panelled ceiling, and a standing shower unit with an electric shower. There is also a toilet and a double-glazed window facing the rear aspect.

Mains Drainage: Yes

Broadband availability: Fibre

OUTSIDE

To the front, there is parking available for two vehicles and access to the property. A metal gate provides access to the garden. The garden is situated on a generous corner plot over three levels, mostly paved with slabs for easy maintenance. There are two sheds and access to a garage, which accommodates additional parking for one vehicle in front of it, with gated access. At the rear, there is a plot of land that holds potential for further development. Positioned at the crest of Church Hill Road, the property offers great views of Leicester.

GARAGE

Accessed via up and over door

FREEHOLD

COUNCIL TAX BAND - D

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: D

Council Tax Rate: £2,301.37

Mains Gas: Yes

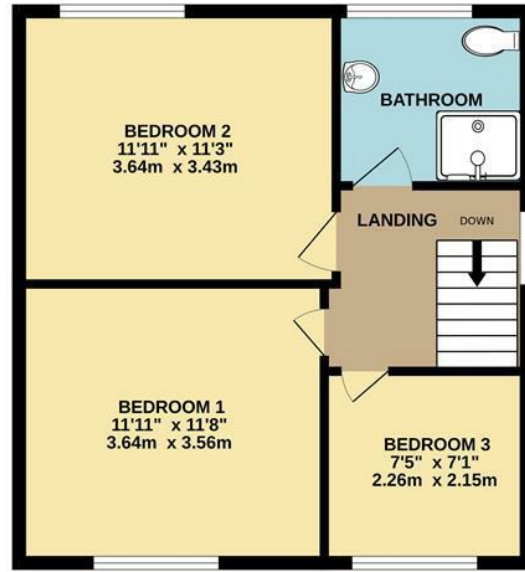
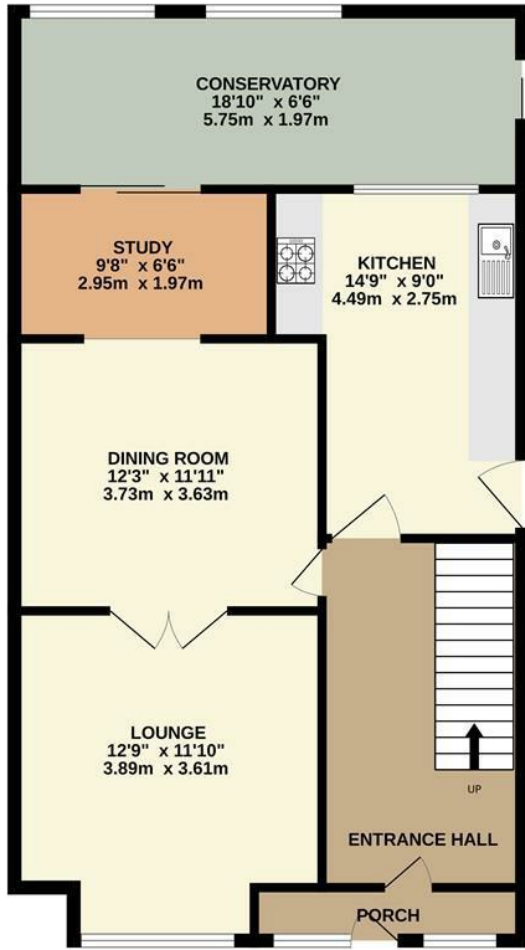
Mains Electricity: Yes

Mains Water: Yes









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

D

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

