

FREEHOLD



House - Detached

# COLBY DRIVE, THURMASTON, LEICESTER, LE4 8LB

Offers Over

# £410,000

## FEATURES

- FOUR BEDROOMS
- GARAGE
- AMPLE OFF ROAD PARKING
- FOUR RECEPTION ROOMS
- VIEWING BY APPOINTMENT ONLY
- DETACHED
- BALCONY
- LARGE GARDEN
- THURMASTON
- IDEAL FAMILY HOME



 **SETHS**

# 4 Bedroom House - Detached located in Leicester

## ENTRANCE HALL

Providing access to a downstairs WC and lounge. Carpeted flooring, radiator, accessed via a UPVC door.

## W/C

Vinyl flooring, toilet, wash hand basin, double glazed window facing the front aspect.

## LOUNGE

21'8" x 20'3"

Carpeted flooring, radiator, and stairs leading to the first floor. The lounge provides access to another reception room and an additional radiator. There is a double-glazed window facing the front aspect and an internal window facing the side aspect. Open access to the sitting area.

## SITTING AREA

9'7" x 5'10"

Tiled flooring and sliding UPVC double-glazed doors provide access to the garden, with an internal door potentially leading to the dining area.

## RECEPTION ROOM

9'10" x 9'10"

Carpeted flooring, and radiator, with open access to a dining room and kitchen. There are two storage cupboards, one located under the stairs.

## DINING ROOM

10'9" x 5'10"

Tiled flooring and sliding UPVC double-glazed doors provide access to the garden. Internal double doors open into the lounge, and a separate door leads to the kitchen.

## KITCHEN

17'5" x 8'5"

Tiled flooring, radiator, double-glazed bay window facing the rear aspect. Space for a fridge and eye-level units. Gas supply for a burner with oven, water supply for a

washing machine, stainless steel sink, partially panelled walls. Open access to the sitting room.

## FIRST FLOOR

### LANDING

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

### BEDROOM 1

22'2" x 8'6"

Carpeted flooring, built-in storage cupboard, hatch to access the loft, double-glazed window facing the front aspect, radiator, and another radiator. Sliding UPVC door provides access to a balcony spanning the width of the property.

### BEDROOM 2

13'6" x 10'9"

Carpeted flooring, inbuilt storage cupboard, radiator, double-glazed window facing the front aspect.

### BEDROOM 3

13'6" x 9'11"

Carpeted flooring, radiator, double-glazed window facing the rear aspect, inbuilt storage cupboard.

### BEDROOM 4

8'11" x 6'11"

Carpeted flooring, storage cupboard located over the stairs, radiator, double-glazed window facing the front aspect.

### BATHROOM

Vinyl flooring, fully tiled walls, standing shower cubicle with electric shower, wash hand basin, toilet, double glazed window facing the rear aspect, radiator, and storage cupboard.

## OUTSIDE

The rear garden features an expansive space with a slabbed patio area, providing access to the front of the property via a metal gate. There is also access to a garage with parking for one vehicle. The garden includes steps up to an ample lawned area, surrounded by shrubs and bushes. The garden is mostly secluded by a wooden fence along the border, with hedges along the perimeter. A slabbed path leads to the end of the garden.

## GARAGE

Accessible from the side of the property via a UPVC door or metal up-and-over door, with electrics and lighting.

## FREEHOLD

**COUNCIL TAX BAND - E**  
Charnwood

## ADDITIONAL INFORMATION





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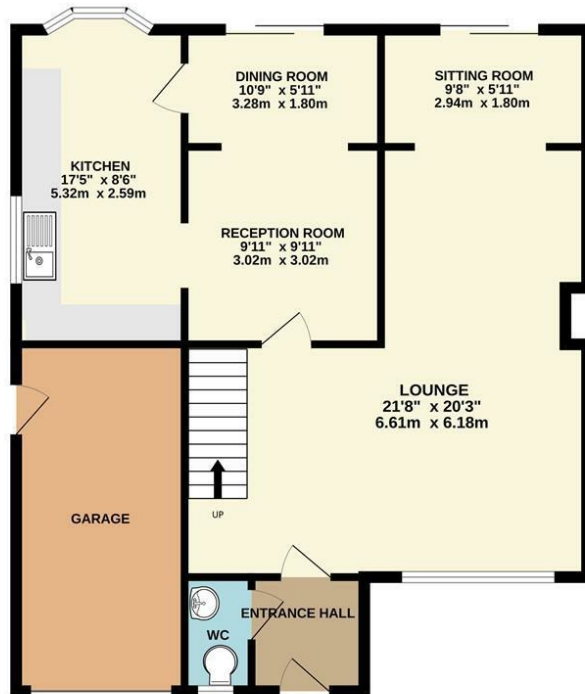
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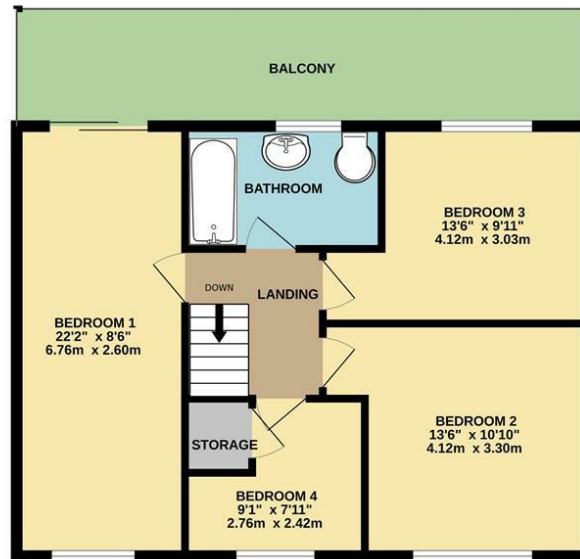
Council Tax Band

E

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

