

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





BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD



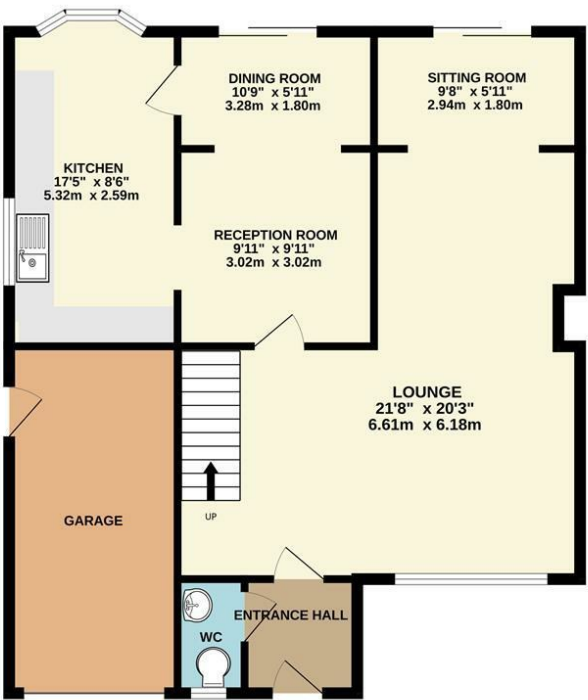
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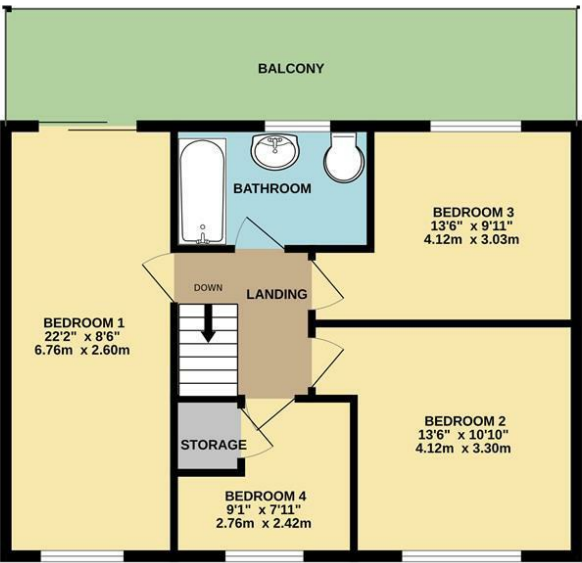
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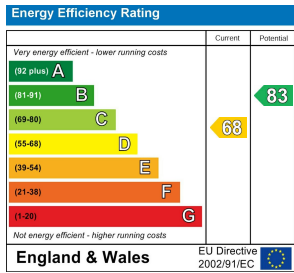
GROUND FLOOR



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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