

FREEHOLD



House - Terraced (EPC Rating: C)

Durban Road, Thurcaston Park, Leicester, LE4 2LZ

Offers Over

£235,000



3 Bedroom House - Terraced located in Leicester

*** THREE BEDROOMS - EXTENDED - OFF-ROAD PARKING ***

Located in Thurcaston Park, this three-bedroom home offers off-road parking for one vehicle on the front drive and additional parking at the rear car park for two vehicles and garden space. The property features a spacious lounge and dining area, a modern kitchen with integrated appliances, and a bright rear extension with underfloor heating and skylight.

Upstairs, there are three bedrooms, including a generous main bedroom with built-in storage, and a family bathroom. The low-maintenance garden is neatly finished with artificial grass and a wooden shed, with gated access to the parking area.

A well-maintained home with a recently redone extension and a two-year-old boiler, ideal for families or first-time buyers.

ENTRANCE HALL

10'7" x 2'11"

Accessed via a composite door, finished with laminate flooring and a radiator. Provides access to the kitchen, stairs to the first floor, and a lounge. Includes under-stairs storage and a downstairs WC.

KITCHEN

8'11" x 7'4"

Laminate flooring with space for a fridge. Features base and eye-level units, an integrated four-ring burner with an integrated oven and extractor, partially tiled walls, and an integrated dishwasher. Stainless steel sink with plumbing and space available for a washing machine. Double-glazed window facing the front aspect.

W/C

6'2" x 2'8"

Laminate flooring, wash hand basin with vanity unit, toilet, and a double-glazed window facing the front aspect.

LOUNGE/DINING

16'4" x 15'4"

Carpeted flooring, radiator, dining area, and a double-glazed window. Additional radiator.

ORANGERY

11'9" x 8'8"

Tiled flooring with electrically powered underfloor heating, spotlighting, and a skylight. Double UPVC doors allow access into the garden, with two double-glazed windows facing the rear aspect.

FIRST FLOOR

BEDROOM ONE

15'4" x 9'10"

Carpeted flooring, radiator, inbuilt storage cupboard, and two double-glazed windows facing the rear aspect.

BEDROOM TWO

8'0" x 7'2"

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

BEDROOM THREE

10'8" x 7'10"

Carpeted flooring, a hatch for loft storage access, a storage cupboard over the stairs, radiator, and a double-glazed window facing the front aspect.

BATHROOM

6'7" x 5'7"

Vinyl flooring, standing radiator, toilet, partially tiled walls, wash hand basin, white bathtub with over head shower, and panelled ceilings.

OUTSIDE

The property features a tiled garden with stone accents around the perimeter, secluded by a wooden fence along the border with artificial grass. Includes a wooden shed and a wooden gate providing access to the outside

FREEHOLD

COUNCIL TAX BAND - B

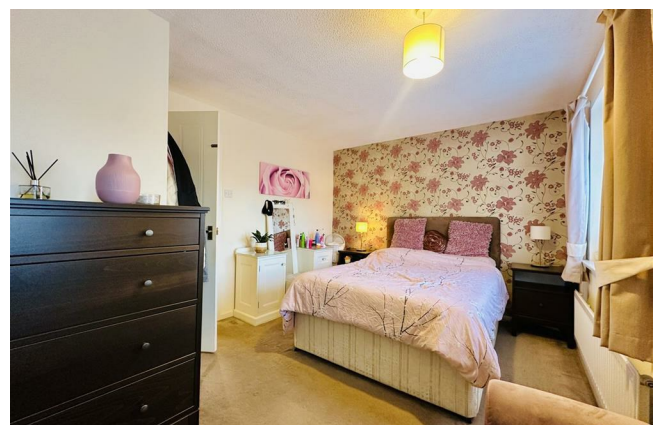
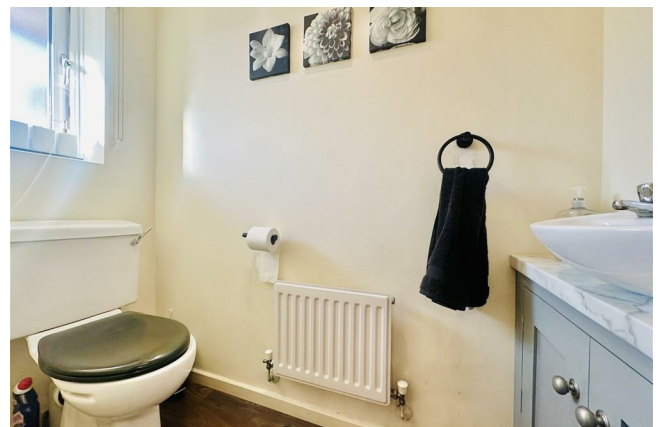
ADDITIONAL INFORMATION

Tenure: Freehold

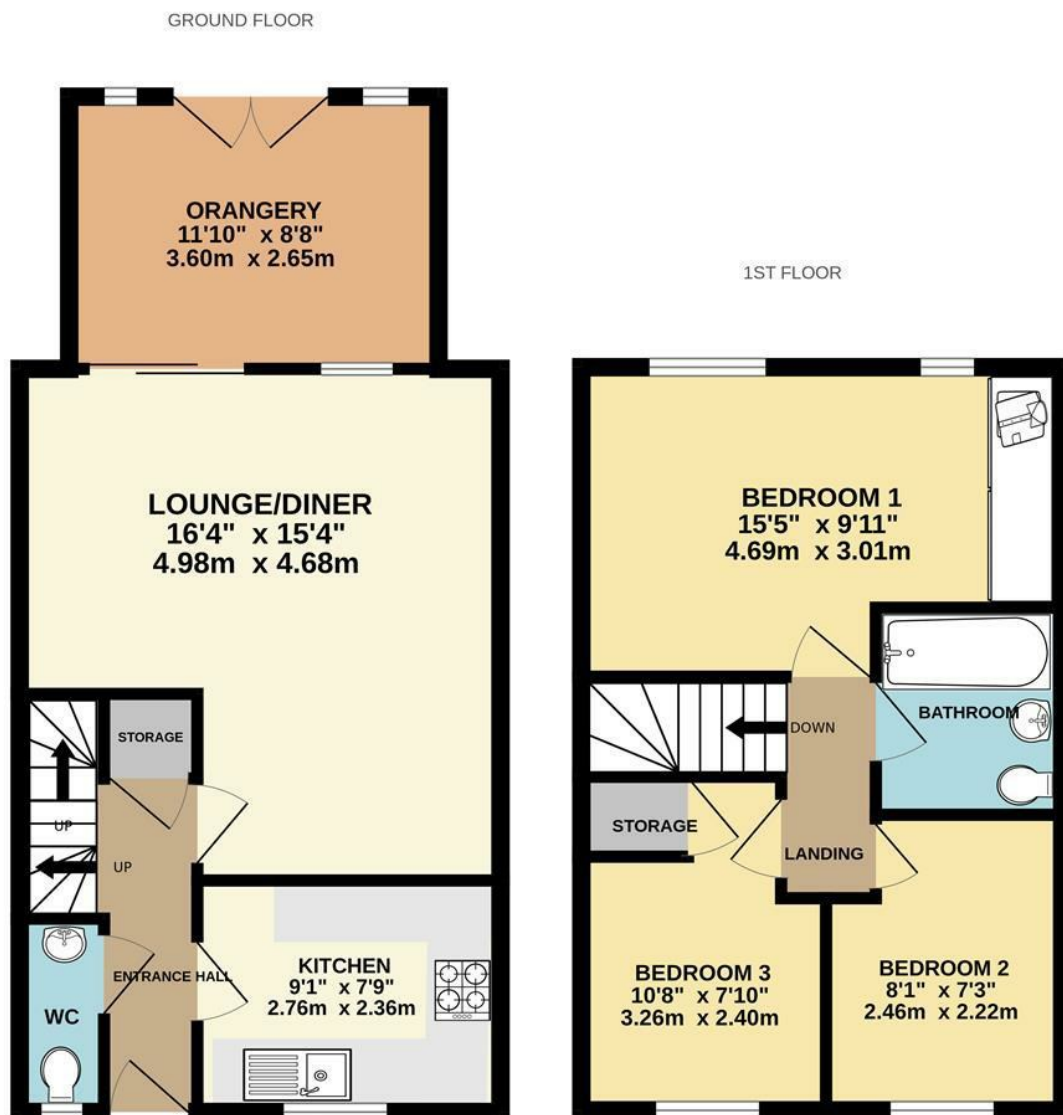
EPC rating: C



Council Tax Band: B (Leicester)
Council Tax Rate: £1,783.06
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband





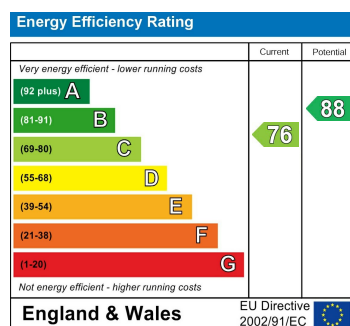


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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