

FREEHOLD



House - Detached (EPC Rating: C)

Calvos Close, Leicester, LE4 9AS

PRICE:

£325,000



3 Bedroom House - Detached located in Leicester

***** DETACHED - THREE BEDROOMS - GARAGE - OFF ROAD PARKING - KITCHEN/DINER *****

Seths Estate Agents are pleased to present to the market this three-bedroom detached home situated on Calvos Close in Thurmaston, Leicester. The property offers a detached garage, off-road parking for two vehicles, and a generously sized rear garden—making it ideal for families or buyers seeking a spacious home in a popular residential location.

The ground floor features an entrance hall with tiled flooring, a downstairs WC, a bright lounge with access to the rear garden, and a well-proportioned kitchen/diner with an adjoining utility room. The first floor offers three bedrooms, including a main bedroom with ensuite, along with a family bathroom. Blinds throughout the bedrooms and ground-floor rooms are included. The property also benefits from a recently serviced boiler and a valid EICR.

To the front is a block-paved driveway, gravelled garden area, and a slabbed path leading to the entrance via a composite door. There is gated side access to the rear garden. The property offers additional concrete parking in front of the detached pitched-roof garage, which is accessed via a metal up-and-over door.

The rear garden is mainly lawned, enclosed by wooden fencing for privacy, with a slabbed pathway linking to the side gate.

Contact Seths Estate Agents today to arrange a viewing - 0116 266 9977

GROUND FLOOR

ENTRANCE HALL

13'8" x 6'4"

Tiled flooring, radiator, accessed via a composite front door. Stairs rise to the first floor and the hallway provides access to the lounge, downstairs WC, kitchen/diner and a storage cupboard located under the stairs.

LOUNGE

16'1" x 11'0"

Carpeted flooring, radiator, double-glazed window facing the front aspect, and a double-glazed UPVC door allowing access into the rear garden. An additional radiator is also fitted.

W/C

5'11" x 3'5"

Tiled flooring, radiator, wash hand basin and toilet.

KITCHEN AND DINER

16'1" x 9'7"

Tiled flooring, base and high-level units, stainless steel sink, integrated four-ring gas burner with oven and

integrated hob, space for a fridge, radiator, double-glazed window facing the rear aspect and an additional double-glazed window facing the front aspect. Provides access to the utility room.

UTILITY ROOM

Tiled flooring, radiator, base and high-level units, space and plumbing for a washing machine, and a UPVC door allowing access to the garden.

FIRST FLOOR

LANDING

16'3" x 8'7"

Carpeted flooring, radiator, double-glazed windows facing the front and the side aspects, allowing access to all rooms on the first floor. Contains a storage cupboard and hatch access to the loft.

BEDROOM ONE

16'6" x 9'4"

Carpeted flooring, radiator, double-glazed window, and access to the ensuite.



EN SUITE

8'7" x 3'10"

Lino flooring, radiator, toilet, wash hand basin and a standing shower cubicle with mixer function.

BEDROOM TWO

10'0" x 9'5"

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

BEDROOM THREE

11'8" x 6'5"

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

FAMILY BATHROOM

6'6" x 6'4"

OUTSIDE

To the front, the property benefits from a block-paved driveway and a slabbed path leading to the front entrance. A wooden gate provides access to the rear garden. There is also a gravelled front garden area and a concrete driveway section in front of the garage. The pitched-roof garage is accessed via a metal up-and-over

door.

To the rear, the property features a mainly lawned garden, secluded by a wooden fenced perimeter. A slabbed pathway leads to the wooden gate offering access to the front.

FREEHOLD

COUNCIL TAX BAND - D

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: D (Leicester)

Council Tax Rate: £2,407.72

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





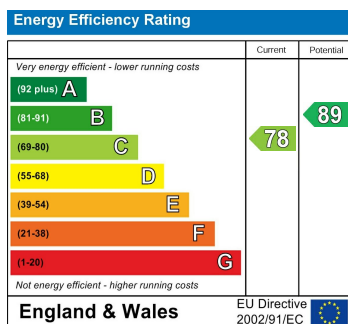


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

D

Energy Performance Graph



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