

FREEHOLD



House - Detached (EPC Rating: D)

Ivydale Road, Thurmaston, Leicester, LE4 8NE

Offers Over

£280,000



3 Bedroom House - Detached located in Thurmaston

***** DETACHED - THREE BEDROOMS - GARAGE - LARGE DRIVEWAY - POTENTIAL TO EXTEND (STPP)**

Seths Estate Agents are pleased to bring to market this three-bedroom detached property located on Ivydale Road in the popular village of Thurmaston, Leicester. The property benefits from a large driveway, a generous front garden, a garage, and potential to extend to the rear, subject to the necessary planning permissions — making this a fantastic opportunity for families looking for a well-rounded home with room to grow.

To the rear, the property features a generously sized garden, predominantly slabbed, with access to a garage, and enclosed by a combination of brick-built and wooden perimeter, with a wooden gate providing access to the front.

Internally, the ground floor comprises an entrance porch, a welcoming entrance hall with useful storage, a lounge, and a kitchen and diner with sliding double doors opening directly onto the rear garden. To the first floor are three bedrooms, two with built-in storage, a family bathroom, and a landing with additional storage.

Contact Seths to arrange a viewing.

GROUND FLOOR

PORCH

7'10" x 2'10"

Vinyl flooring, double-glazed window to the front aspect. Accessed via a metal door. Wooden door providing access into the entrance hall.

ENTRANCE HALL

12'8" x 5'9"

Carpeted flooring, radiator, storage cupboard housing the gas meter, electric meter and consumer unit, storage cupboard beneath the stairs. Provides access to the lounge and kitchen.

LOUNGE

12'11" x 12'10"

Carpeted flooring, radiator, double-glazed window to the front aspect.

KITCHEN & DINING ROOM

19'1" x 8'9"

Part vinyl and part carpeted flooring, base and eye-level units, gas supply and space for gas hob, gas combination boiler, stainless steel sink, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, dining area, partially tiled walls, radiator, double-glazed window to the rear aspect.

uPVC door and sliding double-glazed doors providing access to the rear garden.

FIRST FLOOR

LANDING

9'6" x 5'10"

Carpeted flooring, storage cupboard, double-glazed window to the side aspect. Provides access to all first-floor rooms.

BEDROOM ONE

12'5" x 11'5"

Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the front aspect.

BEDROOM TWO

12'11" x 10'10"

Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the rear aspect.

BEDROOM THREE

7'4" x 6'3"

Carpeted flooring, radiator, double-glazed window to the front aspect.

BATHROOM

7'10" x 5'4"

Vinyl flooring, radiator, panelled bath, wash hand basin,



WC, double-glazed window to the rear aspect, double-glazed window to the side aspect.

OUTSIDE

To the rear, the property benefits from an ample sized garden with potential to extend, subject to planning permission, predominantly slabbed with access to a garage and carport. The garden is secluded by a combination of brick-built and wooden perimeter. A wooden gate provides access to the front of the property.

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: C (Charnwood)

Council Tax Rate: £2,216.18

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

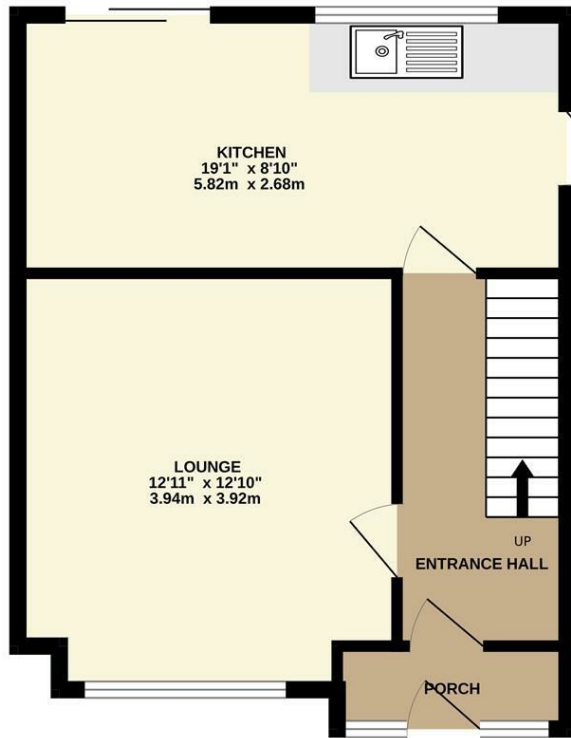
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

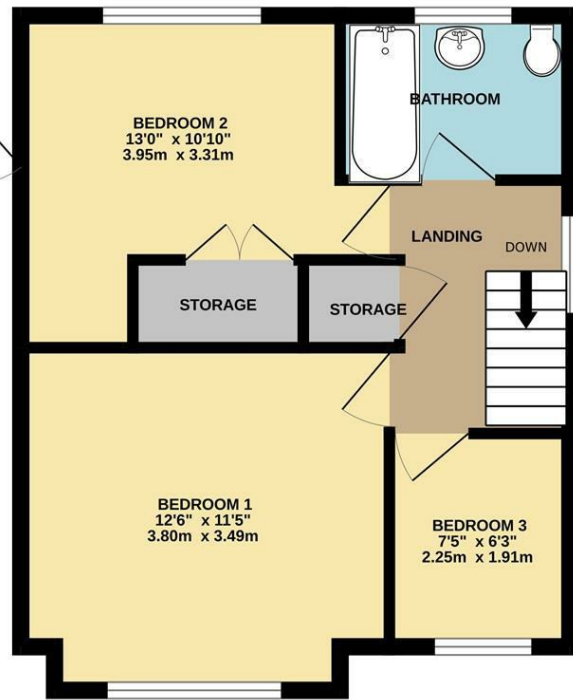




GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



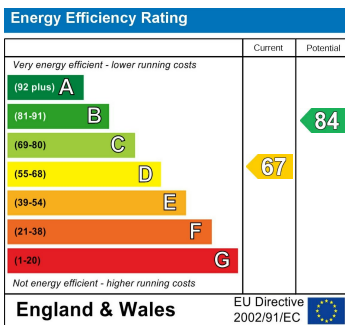
TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

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

C

Energy Performance Graph



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