



FOR SALE
Aston & Co
ESTATE & LETTING AGENTS
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6A Highway Road

Thurmaston, Leicester, LE4 8FQ

Offers In Excess Of £375,000



Set on a larger than average plot within walking distance of Thurmaston Shopping Centre and Three Local Primary Schools is this well presented, extended four bedroom detached family home. Ideal for growing families, the property briefly comprises; entrance hall, modern breakfast kitchen, extended lounge-diner and utility with WC to the ground floor. To the first floor are four good size bedrooms and a family bathroom. The property also benefits from a large rear garden, garage, off road parking, EV Charger, uPVC double glazing and gas central heating with Hive.

- Well Presented
- Four Bedroom Detached Family Home
- Lounge-Diner & Utility With WC
- Breakfast Kitchen
- Off Road Parking & Garage
- Spacious Rear Garden
- Within Walking Distance Of Thurmaston Shopping Centre
- EPC Rating C / Council Tax Band D / Freehold



Location

Thurmaston is located around 3 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for Thurmaston Retail Park, Watermead Country Park, Local Shops & Asda. Local Schools include Churchill, Bishop Ellis & Eastfield Primary Schools and The Roundhill Academy.

The Property

The property is entered via a composite door leading into.

Entrance Hall

With stairs to the first floor and provides access into.

Breakfast Kitchen

122" x 115" (3.72 x 3.49)

(maximum measurements) Fitted with a range of modern, soft closing floor and wall mounted units with worktop and splashbacks. The kitchen benefits from an AEG gas hob, double oven and extractor fan, integrated AEG dishwasher, island, sink and drainer unit, spotlights and uPVC double glazed bay window to the front aspect.

Dining Area

122" x 127" (3.72 x 3.85)

Housing the family dining table, this room opens up into the lounge, offers storage under the stairs and provides access to the utility.

Lounge

10'11" x 11'3" (3.33 x 3.43)

With electric fire, uPVC double glazed window to the rear aspect and French doors opening out onto the garden.

Utility Room

6'3" x 8'0" (1.92 x 2.46)

(maximum measurements) Fitted with floor and wall mounted units with worktop and splashbacks, the utility room offers plumbing for a washing machine, sink and drainer unit, extractor fan and provides access to both the garage and rear garden.

WC

4'2" x 2'82" (1.28 x .86)

With wall hung basin, WC, obscure uPVC double glazed window and an extractor fan.

The First Floor Landing

Providing access to the following.

Bedroom One

122" x 127" (3.72 x 3.86)

Double bedroom with fitted robes and uPVC double glazed window to the rear aspect.

Bedroom Two

122" x 147" (3.72 x 4.45)

(maximum measurements) Another double bedroom with fitted storage, loft access and two uPVC double glazed windows to the front aspect.

Bedroom Three

8'7" x 9'4" (2.62 x 2.87)

Double bedroom currently being used as an office with uPVC double glazed window to the rear aspect.

Bedroom Four

8'7" x 6'3" (2.62 x 1.91)

(maximum measurements) Currently being used as an office With uPVC double glazed window to the front aspect.

Bathroom

5'4" x 7'11" (1.63 x 2.43)

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The tiled bathroom also benefits from a heated towel rail, extractor fan and an obscure uPVC double glazed window to the side aspect.

Garage

8'7" x 15'10" (2.63 x 4.84)

With electric roller shutter door, power, light and alarm.

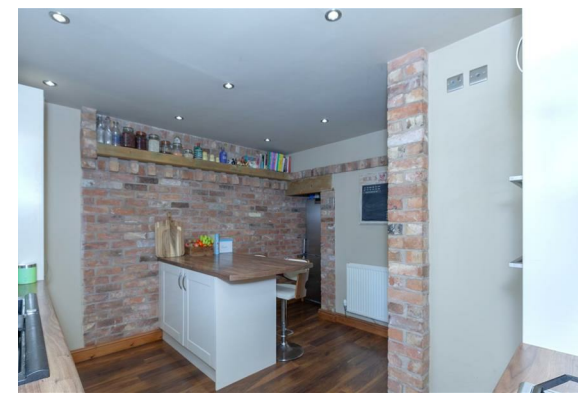
Outside

To the front of the property is a brick paved driveway providing car standing for three vehicles, EV charger and leads to the front door, garage and rear garden via the side gates.

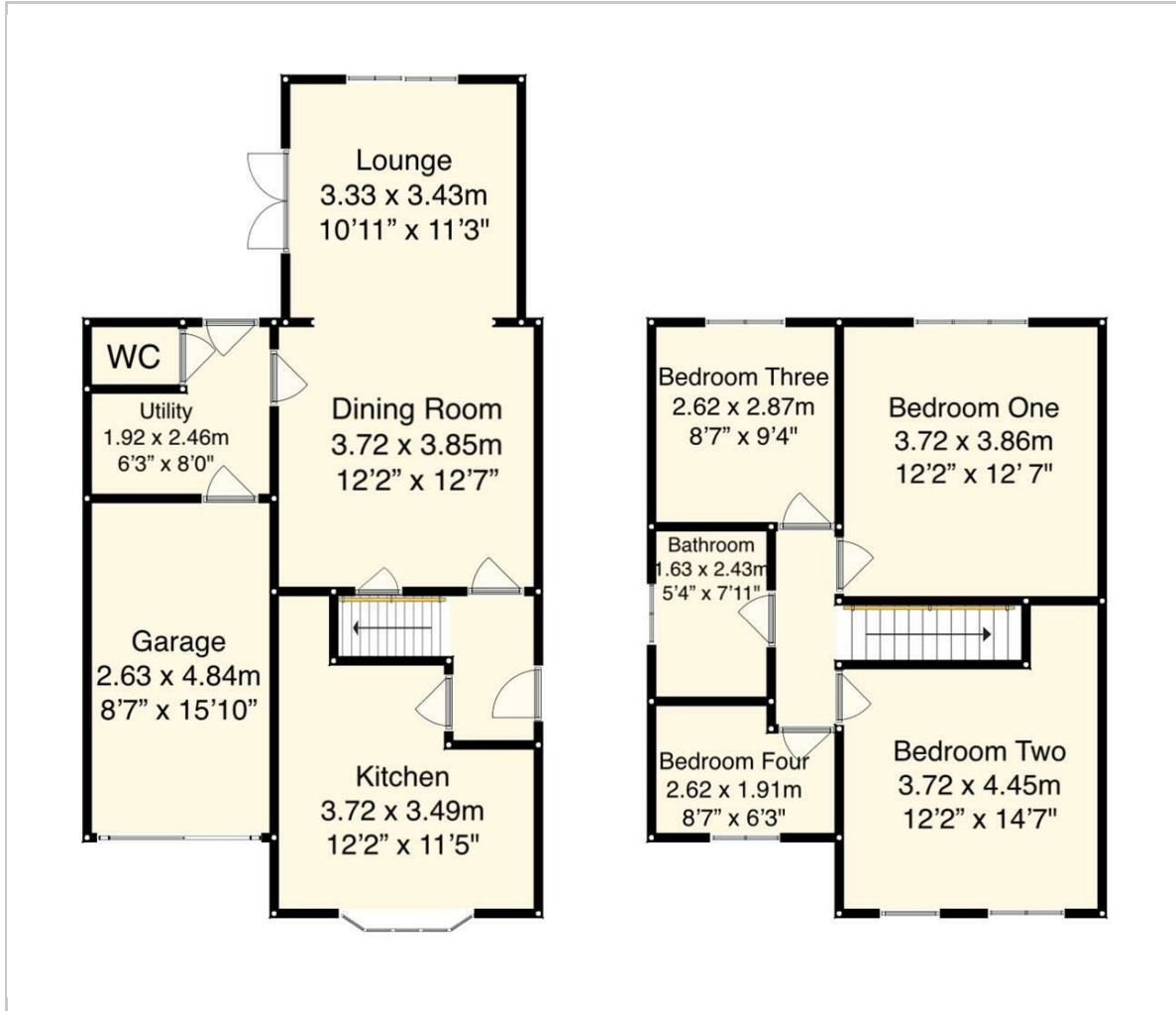
To the rear is a mature, generous sized garden with paved patio, sheltered bbq/patio area, shed and lawned garden with a paved path leading to the end. The garden also benefits from power in the greenhouse, hot and cold taps and gated access to both sides.

Services

The property benefits from mains gas, water, electric and drainage.



Floor Plan



Viewing

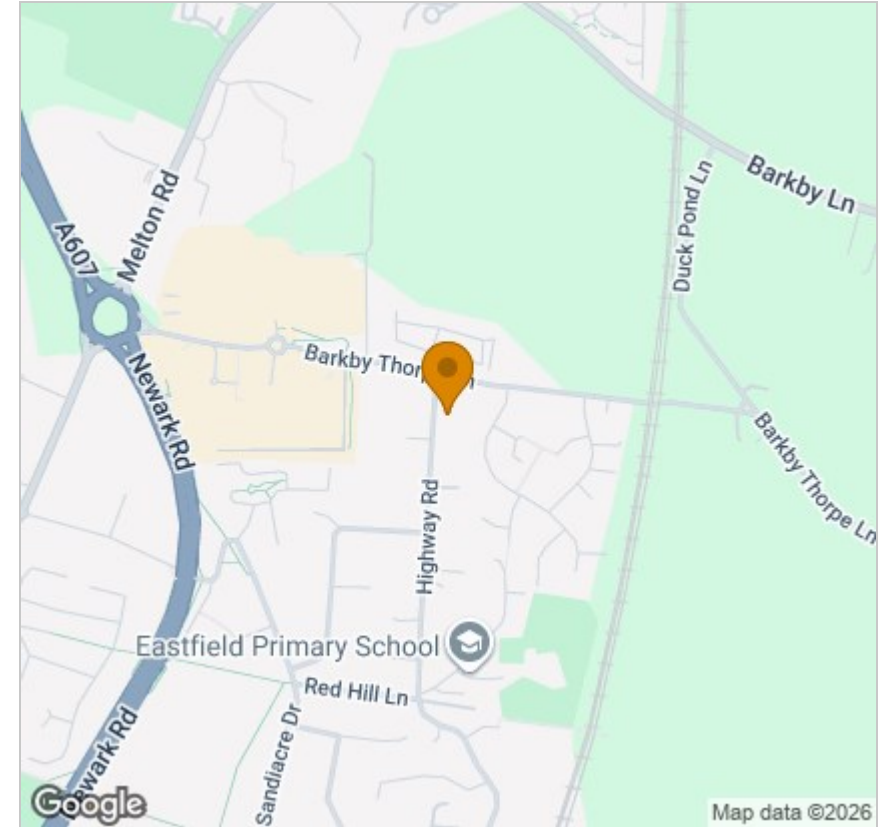
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 