



**Ivydale Road, Thurmaston Leicester LE4 8NF**



**welcome to**

**Ivydale Road, Thurmaston Leicester**

A spacious semi-detached five bedroom family home on Ivydale Road, Thurmaston. Features include a lounge, study, well-equipped kitchen with solar panels, downstairs toilet, family bathroom, and separate shower room. Driveway with integral garage and rear garden. Perfect for families.



**Entrance Hall**

Window and door to the front.

**W C**

With WC and hand wash basin.

**Lounge/Dining Room**

Window to the front, patio doors to the rear and two radiators.

**Study**

Patio doors to the rear and radiator.

**Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Window to the rear and window to the side.

**Utility Room**

With combi boiler.

**First Floor Landing**

Loft access.

**Bedroom One**

Window to the front, fitted wardrobe and radiator.

**Bedroom Two**

Window to the rear and radiator.

**Bedroom Three**

Window to the front and radiator.

**Bedroom Four**

Window to the rear and radiator.

**Bedroom Five**

Window to the front and radiator.

**Bathroom**

Window to the rear, bath, WC, hand wash basin and towel rail.

**Shower Room**

Shower cubicle, WC, hand wash basin and towel rail.

**Integrated Garage****Front & Rear Of Property**

To the front of the property is a driveway providing off road parking. To the rear of the property is an easy to maintain garden.

**Agents Note**

The vendor has advised that the property has solar panels that are owned outright.



***view this property online*** [williamhbrown.co.uk/Property/LHS117784](http://williamhbrown.co.uk/Property/LHS117784)



**welcome to**

## **Ivydale Road, Thurmaston Leicester**

- Five Bedrooms
- Solar Panels
- Integral Garage
- Study/Office Space
- Downstairs Toilet

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

offers in the region of

**£410,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LHS117784](https://www.williamhbrown.co.uk/Property/LHS117784)



Property Ref:  
LHS117784 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**