



Blount Road, Thurmaston, LE4



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£309,950



Key Features

- Three well proportioned bedrooms
- Extended semi detached family home
- Kitchen diner & utility room
- Master bedroom with en-suite bathroom
- Popular residential location
- Replaced windows & doors
- EPC rating TBC
- Freehold





Having been lovingly occupied by the same owners for over 25 years, this extended and well-proportioned three-bedroom semi-detached home is sure to impress. Ideal for growing families in search of additional space and benefiting from gas central heating and replacement double glazing, the layout comprises an entrance porch, a comfortable lounge, a fitted kitchen diner and a useful utility room. Upstairs, you will find a larger-than-average principal bedroom enjoying the added advantage of an en-suite bathroom, alongside two further bedrooms and a modern shower room. Externally, the property features a block paved driveway providing off-road parking, together with a lawned garden to the rear. Situated in a popular residential location, early viewing is highly recommended to avoid disappointment.

Welcome to your new home

Upon entering the property, you are welcomed into a practical porch, an ideal space for coats and shoes. A door leads through to the reception room, centred around a feature gas fireplace, with a window overlooking the front elevation and a staircase rising to the first floor.

From here, a further door opens into the kitchen diner, fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. Features include an inset 1.5 bowl sink and drainer with mixer tap, space for appliances and a fitted extractor hood. French doors provide direct access to the rear garden, creating a light and sociable dining space.

The kitchen also leads through to a useful utility room, offering additional storage and appliance space, along with a concealed central heating boiler. There is the added benefit of internal access to the integral garage, which is equipped with light, power and an up-and-over door.

Moving upstairs

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms. The principal bedroom is

larger than average and benefits from a modern en-suite, fitted with a stylish three-piece suite comprising a bath with shower over and glass screen, wash basin and WC, complemented by partly tiled surrounds.

Completing the upstairs accommodation is a contemporary family shower room, fitted with a three-piece suite including a walk-in shower, wash basin and WC.

The landing also provides access to the loft and features a built-in airing cupboard, offering useful additional storage space.

Outside

The plot benefits from a block paved driveway to the front, providing off-road parking and access to the integral garage.

To the rear, the property enjoys a mainly lawned garden, complemented by a patio area directly adjoining the house, ideal for outdoor seating and dining. In addition, there is a covered decking area to the rear, offering further versatile space for outdoor entertaining and relaxation.

Location

Thurmaston is a well-served village situated on the northern outskirts of Leicester, offering an extensive range of local shopping facilities and schooling for all ages.

The village is ideally positioned for fast access to Melton Mowbray and Loughborough, as well as the A46 western bypass, which provides direct links to the M1 motorway network.

Tenure & Council Tax

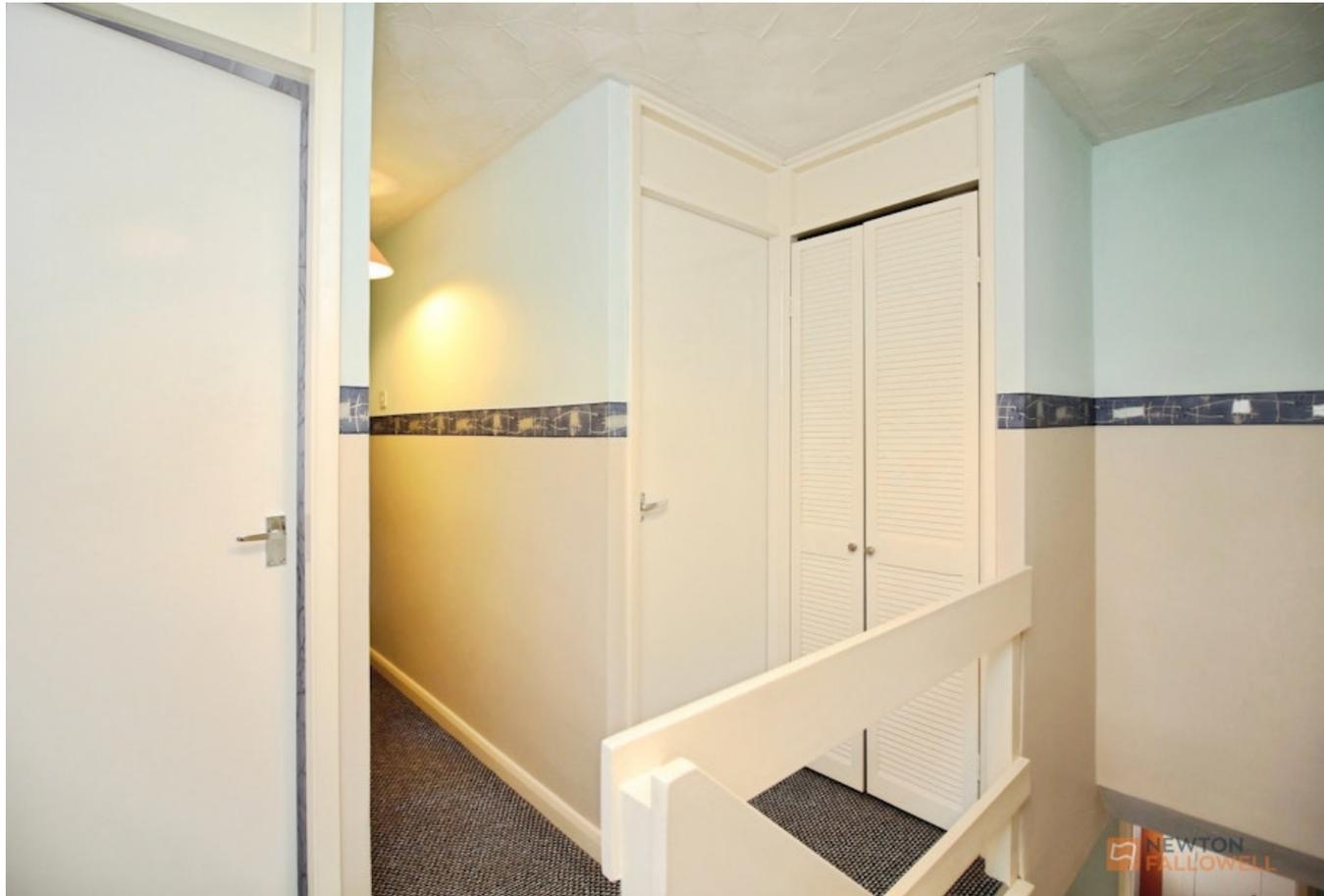
We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to recalculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Referrals

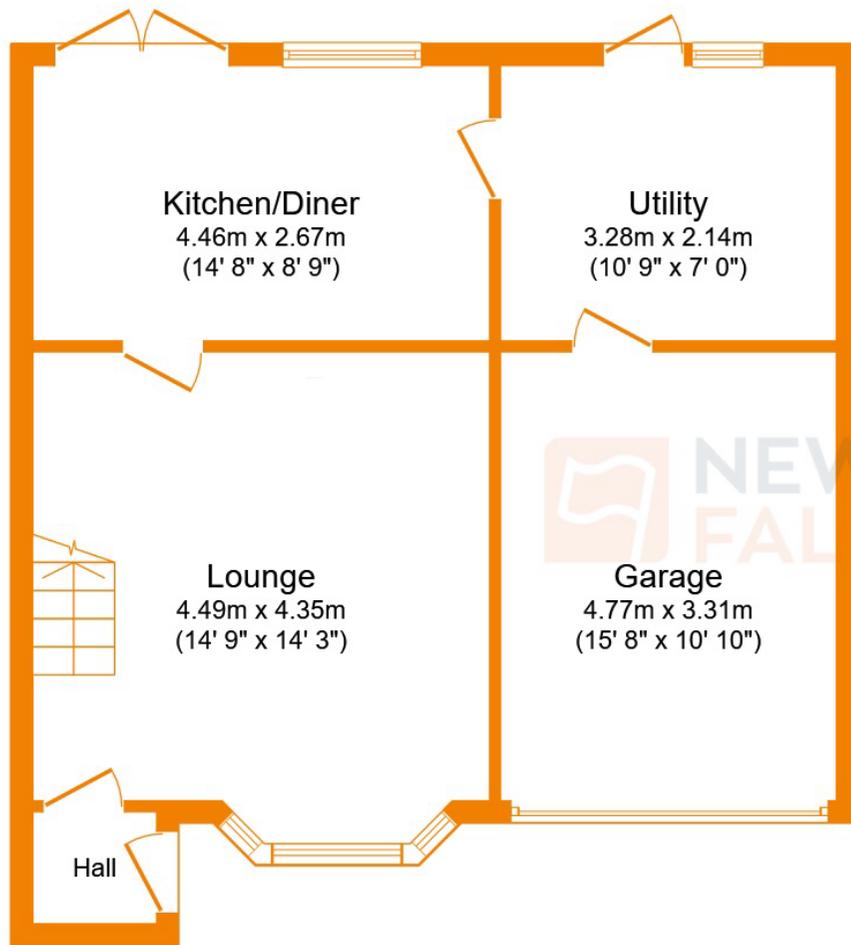
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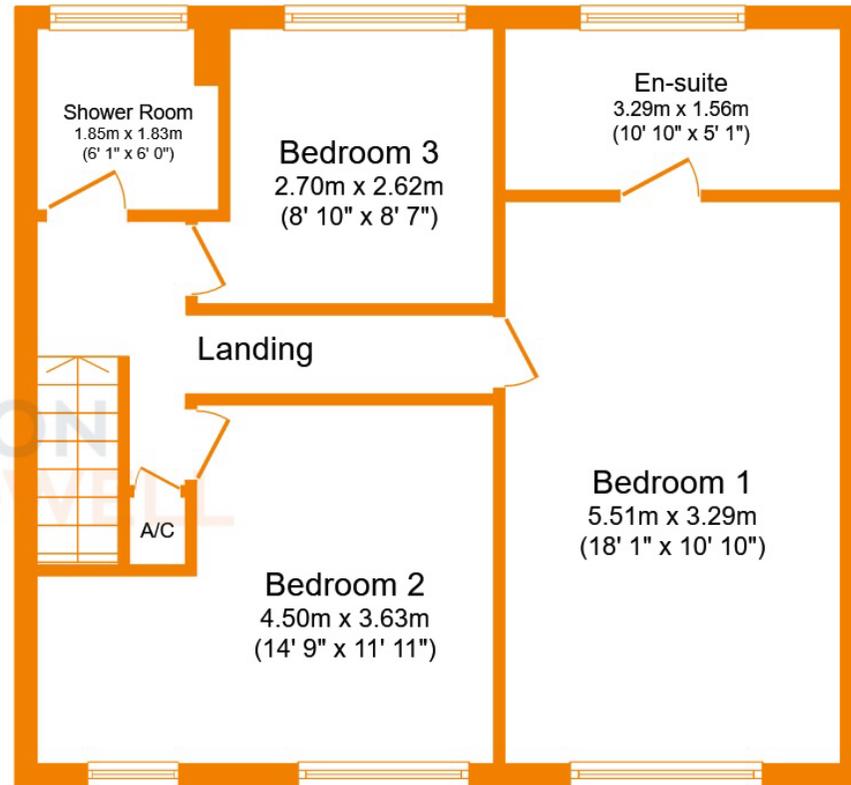
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Ground Floor



First Floor

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