

Charnwood Drive Thurnby Leicester



£154,995

A semi detached three bedroom property ideally placed for access to highly regarded schooling in either Thurnby or nearby Oadby. Everyday local amenities are also within easy reach in Thurnby and Scraftoft Villages or nearby Oadby Town Centre where there are also regular bus routes running to and from Leicester City Centre.



Gas Central Heating, Majority Double Glazing

Entrance Porch, Entrance Hall

Through Lounge / Dining Room

Fitted Kitchen, Lean-to

First Floor With Three Bedrooms, Stylish Bathroom

Driveway with Off Road Parking Leading to Garage, Garden

Entrance Porch

With double glazed door to the front elevation, wooden door providing access to

Entrance Hall

With stairs providing access to first floor, radiator.

Through Lounge / Dining Room 25'3" narrowing to 23'7" x 11'5" narrowing to 10'

With double glazed bay window to the front elevation, fireplace, two radiators, double glazed sliding door providing access to

Lean-to

Wooden lean-to with single glazed windows and door providing access to the rear garden.

Kitchen 14' x 6'5"

With double glazed window to the rear and side elevations, under stairs storage cupboard, sink and drainer, a range of base and wall kitchen units, plumbing for appliance, gas cooker point, tiled effect floor covering, radiator, side door providing access to

Covered Side Lobby

With doors to the front and rear elevations.

Landing

With loft access.

Bedroom One 11'9" x 9'3"

With double glazed window to the front elevation, fitted wardrobes, radiator.



Bedroom Two 11'7" x 8'7"

With double glazed window to the rear elevation, radiator.

Bedroom Three 8'1" x 6'7"

With double glazed window to the front elevation, radiator.

Bathroom 6'5" x 5'10"

With double glazed window to the rear elevation, bath with glass shower screen, electric shower over, wash-hand basin with storage below, WC, tiled walls, tiled flooring, ladder style towel radiator.

Frontage

Block paved driveway providing off-road parking, gravelled area with brick wall.

Garage 6'5" x 5'10"

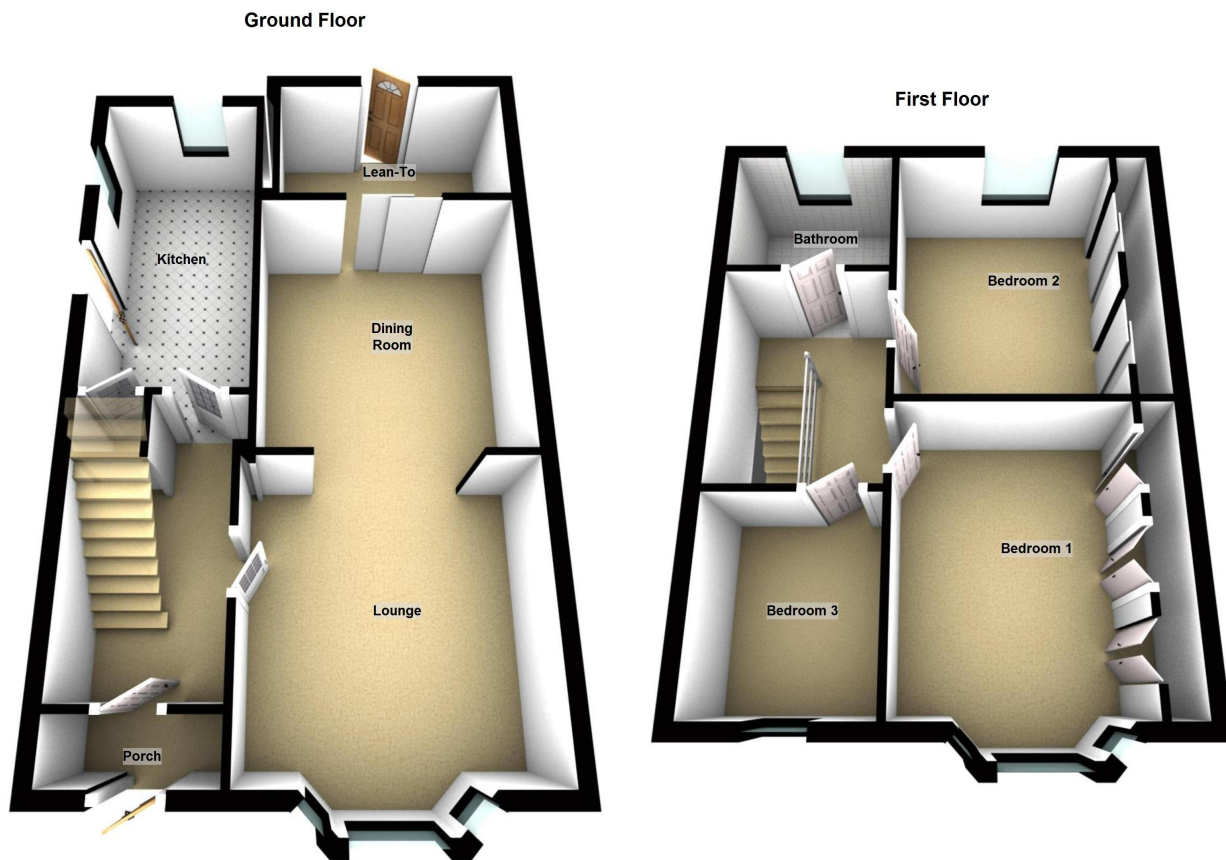
With up-and-over door to the front elevation, power and lighting.

Rear Garden

An attractive rear garden with patio area, spacious lawn and maturing borders with shrubs and trees.

VALUATIONS: If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.

Energy Efficiency Rating	Environmental Impact Rating (CO2)
Current Rating – E 41	Current Rating – F 38
Potential Rating – C 70	Potential Rating – D 66



Important Note:

The 3D Floor plans are **NOT TO SCALE**, and are intended for use as a guide to the layout of the property only. They should **NOT** be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

Directions

The property can be approached by leaving our Oadby office taking a right hand turn onto The Parade, taking a right hand turn at the traffic lights onto the A6 then a left hand turn onto Stoughton Road, taking a left hand turn at the junction keeping on Stoughton Road, taking heading over the mini island taking a left hand turn onto Gartree Road, taking a right hand turn onto Shady Lane leading into Evington Village, taking a right hand turn at the mini island onto Spencefield Lane, continuing to the end of Spencefield Lane taking a right hand turn following the signs towards Thurnby, upon reaching Thurnby taking a left hand turn at the traffic lights onto Station Lane then right at the mini island onto Forest Rise and then left onto Charnwood Drive where the property can be identified by the 'For Sale' sign on the left hand side.

Viewing: Strictly through **Knightsbridge Estate Agents & Valuers. Tel 0116 271 3333.**

IMPORTANT NOTE

TO COMPLY WITH THE PROPERTY MISDESCRIPTIONS ACT WE MUST INFORM ALL PROSPECTIVE PURCHASERS THAT THE MEASUREMENTS ARE TAKEN BY AN ELECTRONIC TAPE AND ARE PROVIDED AS A GUIDE ONLY AND THEY SHOULD NOT BE USED AS ACCURATE MEASUREMENTS.

WE HAVE NOT TESTED ANY MAINS SERVICES, GAS OR ELECTRIC APPLIANCES OR FIXTURES AND FITTINGS MENTIONED IN THESE DETAILS, THEREFORE, PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES BEFORE COMMITTING TO PURCHASE.

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