



33 Colby Drive, Thurmaston

Guide Price £275,000

MOORE  
& YORK



## 33 Colby Drive

Thurmaston, Leicester

Council Tax band: D

Tenure: Freehold

- Detached Bungalow
- Good Sized Plot
- Lounge/Dining Room & Kitchen
- No Onward Chain
- Two Bedrooms & Shower Room
- Gas Heating & Double Glazing



## DETAILED ACCOMODATION

UPVC sealed double glazed door with matching side panel leading to:

### ENTANCE HALL

Radiator

### LOUNGE AREA

19' 5" x 9' 11" (5.92m x 3.02m)

Radiator, sealed double glazed sliding patio door to rear garden, display fire an surround, TV point, open plan aspect to;

### DINING AREA

10' 10" x 8' 0" (3.30m x 2.44m)

Radiator, UPVC sealed double glazed window.

### KITCHEN

12' 10" x 7' 2" (3.91m x 2.18m)

Comprising one and a half bowl sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, tiled splash backs, plumbing for washing machine, UPVC sealed double glazed window and door.

### BEDROOM 1

16' 11" x 10' 5" (5.16m x 3.18m)

Radiator, UPVC sealed double glazed bow window, fitted wardrobes and matching draws, access to loft space.

### BEDROOM 2

12' 2" x 7' 5" (3.71m x 2.26m)

Radiator, UPVC sealed double glazed window.

### SHOWER ROOM

6' 8" x 5' 10" (2.03m x 1.78m)

Three piece suite comprising tiled shower cubicle, wash hand basin and low level WC, radiator.

### VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.





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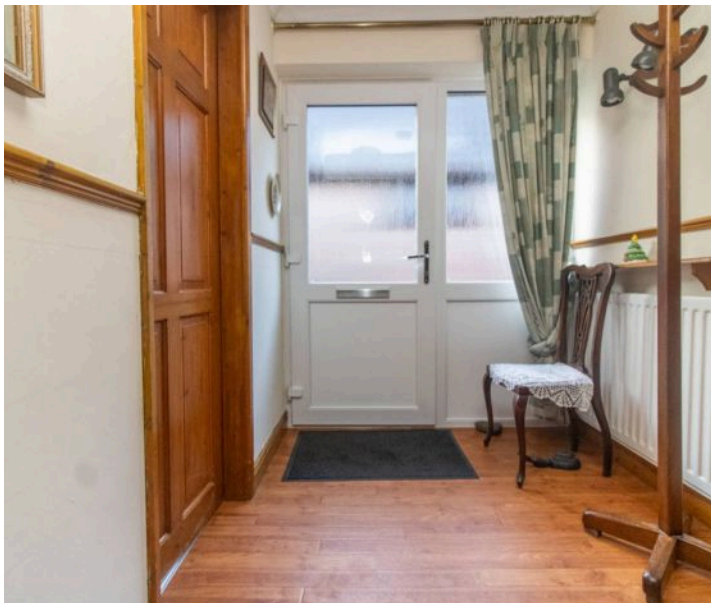
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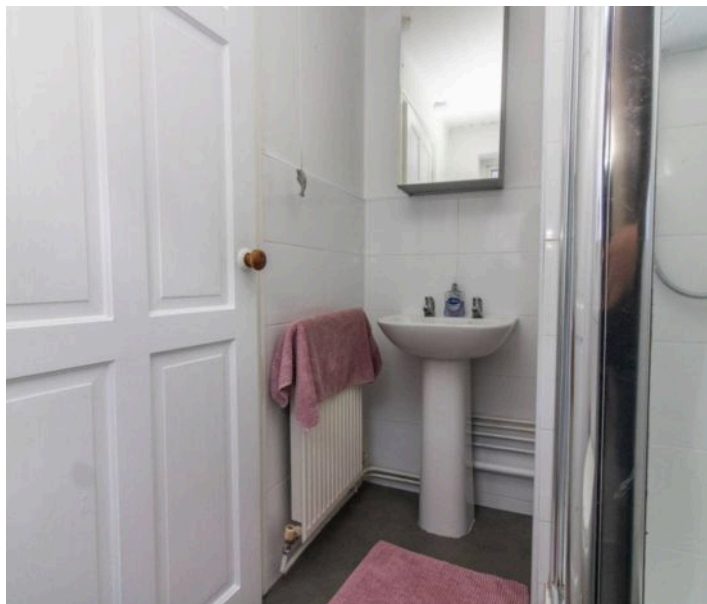
### **GARDEN**

Good sized garden to rear comprising patio area and lawns with evergreen borders

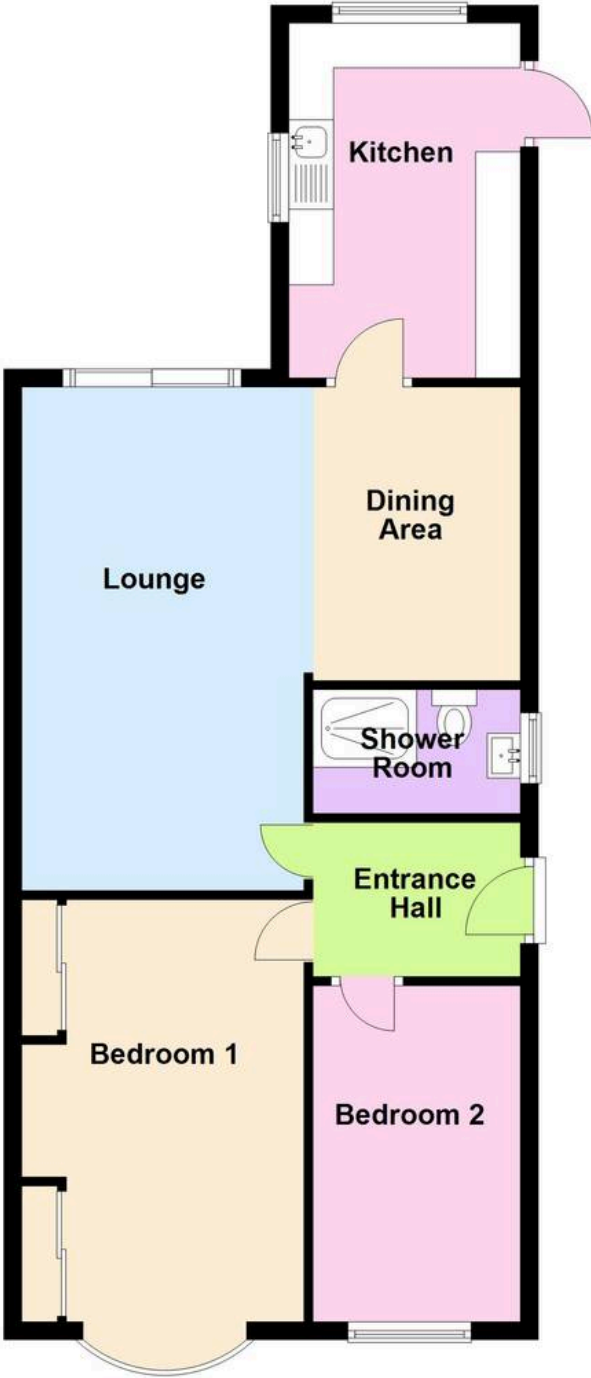
### **GARAGE**

4 Parking Spaces

Ample parking to front leading to side car port and garage.



Ground Floor





## Moore & York

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