



**Connells**

Church Hill Road  
Thurmaston LEICESTER



## Property Description

A fantastic opportunity to purchase a well-located home in the heart of Thurmaston, positioned on the ever-popular Church Hill Road. This property sits within a highly convenient residential area, offering excellent access to local amenities, schools, and major transport links.

This property offers a practical and versatile layout ideal for families, first-time buyers, or investors. The ground floor features lounge, kitchen/diner and conservatory and upstairs offers three good sized bedrooms and a family bathroom. The rear garden provides an excellent space for entertaining having lawned area and patio area and to the front there is a driveway leading to a single garage.

This property presents an excellent opportunity for buyers seeking a well-located home. Early viewing is highly recommended to appreciate the space, setting, and convenience this address has to offer.

## Entrance Porch

## Entrance Hall

Welcoming entrance hall providing access to the main living areas and staircase to the first floor.

## Lounge

A bright and spacious lounge with a large front window allowing plenty of natural light, offering a comfortable space for everyday living, fireplace with surround and carpet flooring

## Kitchen/Dining Room

A well-proportioned kitchen/dining room featuring a range of fitted units, generous work surfaces, and space for appliances. The dining area provides plenty of room for a table and chairs, making it ideal for family meals and entertaining and access through to the conservatory

## Conservatory

A light-filled conservatory with views over the rear garden, providing a versatile space perfect for dining, relaxing, or use as a playroom.

## First Floor Landing

## Bedroom One

A generous primary bedroom positioned at the front of the property, featuring plenty of natural light, fitted wardrobes and radiator

## Bedroom Two

A bright rear-facing bedroom offering good proportions and pleasant views over the garden. Ideal as a double room, guest room, or home office.

## Bedroom Three

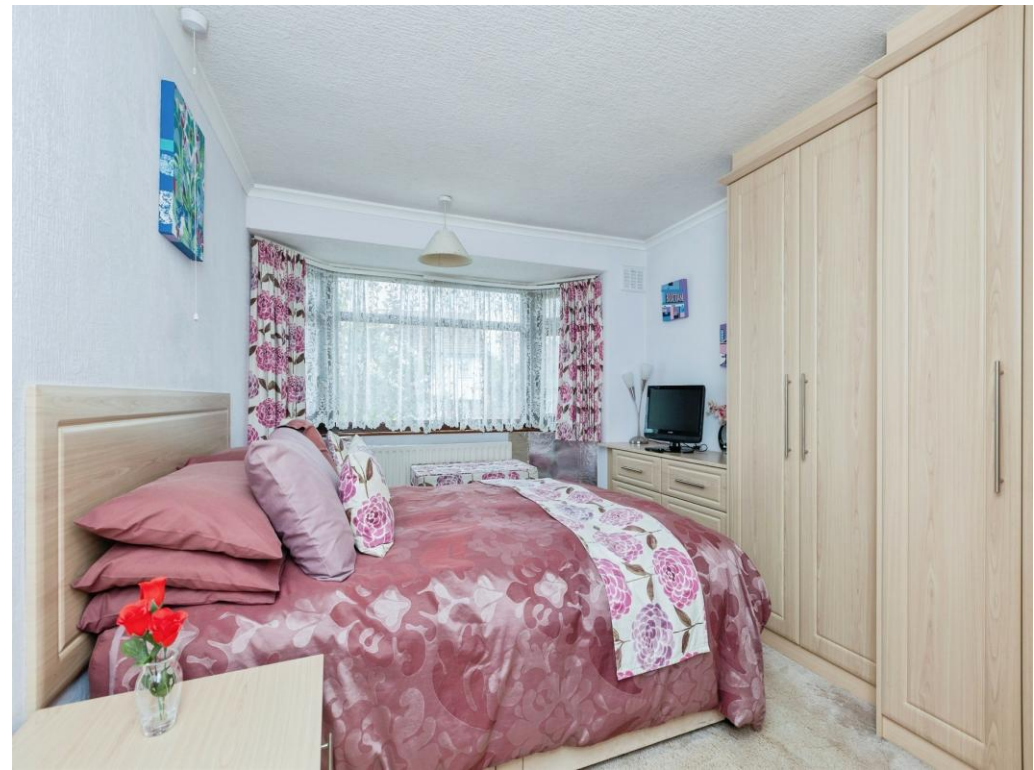
A practical third bedroom offering flexibility for use as a single room, study, or dressing room, double glazed window and radiator

## Bathroom

Three piece suite comprising panelled bath, wash hand basin with storage and low level WC, radiator, tiled walls and obscure glazed window

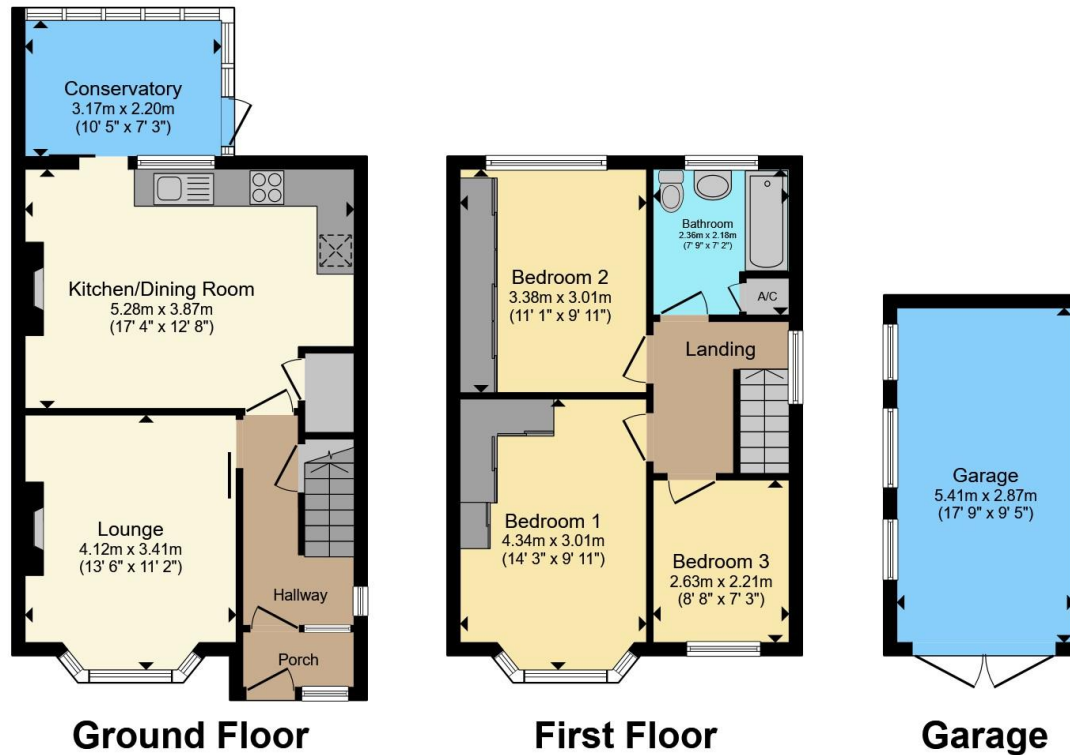
## Outside

Externally, the home offers a generous rear garden with lawned and patio areas, ideal for families or outdoor entertaining. The front of the property includes a driveway/front garden area with single garage









Total floor area 107.3 m<sup>2</sup> (1,155 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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