



**Fiona Drive, Thurnby Leicester LE7 9RF**

**welcome to**

## **Fiona Drive, Thurnby Leicester**

Two-bedroom detached home with open-plan kitchen/diner, conservatory, driveway, and enclosed rear garden. Benefits from double glazing and gas central heating throughout.

### **Entrance Hall**

Stairs to first floor landing, radiator, ceiling light, power point

low level wc, radiator, ceiling light, part tiled walls, ceiling light.

### **W/C**

Low level wc, wash hand basin, ceiling light, double glazed frosted window.

### **Driveway Front Garden Rear Garden**

Patio and lawn area.

### **Lounge**

Double glazed window, radiators, ceiling lighting, power points, tv point, power points, wood effect flooring, double doors to dining area.

### **Open Plan Kitchen Diner**

Base and eye level cupboards, roll edge worktops, tiled splashbacks, 4 ring gas hob with extractor and double oven, power points, double glazed windows to side and rear aspects, ceiling lighting, sink with drainer, plumbing for washing machine.

### **Conservatory**

Fully double glazed with French doors to the rear, power points.

### **First Floor Landing**

Ceiling light.

### **Bedroom**

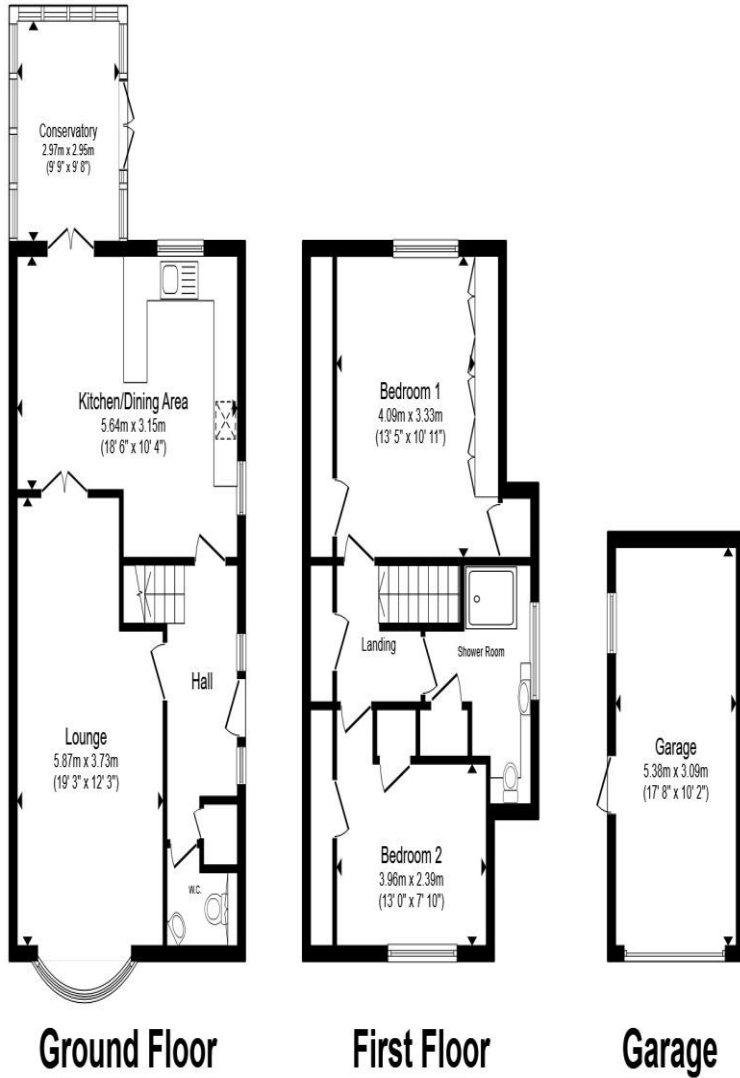
Double glazed window, radiator, ceiling light, storage cupboard, power points.

### **Bedroom**

Double glazed window, radiator, ceiling light, fitted wardrobes, power points.

### **Shower Room**

Double shower cubicle, pedestal wash hand basin,



**Ground Floor**

**First Floor**

**Garage**

Total floor area 121.8 m<sup>2</sup> (1,311 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)



**welcome to**  
**Fiona Drive,**  
**Thurnby Leicester**

- Two bedrooms
- Detached
- Open plan kitchen/diner
- Conservatory
- Rear garden

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

**£290,000**



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Property Ref:  
OAD108923 - 0003

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