

FREEHOLD



House - Detached (EPC Rating:)

Donald Close, Leicester, LE4 9LY

Offers Over

£340,000



3 Bedroom House - Detached located in Leicester

***** NO ONWARD CHAIN - DETACHED HOME - DRIVEWAY - GARAGE - IN BUILT STORAGE *****

Seths Estate Agents are proud to bring to market this well-presented three-bedroom detached property located on Donald Close in the popular village of Thurmaston, Leicester. Owned by the current owners since new and lovingly maintained throughout, this is a rare opportunity to acquire a truly cherished family home. Offered to the market with no onward chain.

To the front, the property boasts an impressive block-paved driveway providing off-road parking for multiple vehicles, with an additional separate parking bay, and access to the integral garage via an electrically operated up-and-over door. To the rear, a beautifully maintained private garden features a slabbed patio area, a lawned garden with a central planted bed, a storage shed, greenhouse and a slabbed path leading back to the front via a wooden gate — all enclosed by a wooden perimeter.

Internally, the ground floor offers generous and versatile accommodation comprising an entrance porch, a welcoming entrance hall, a dining room with a bay window to the front, a lounge with double doors opening into the conservatory, a well-appointed kitchen and diner with access to the rear garden, a downstairs WC, and an integral garage. To the first floor are three well-proportioned bedrooms, all with built-in storage, a principal bedroom with its own en-suite, and a family bathroom.

Contact Seths to arrange a viewing

GROUND FLOOR

ENTRANCE PORCH

7'11" x 3'2"

Wooden flooring, radiator. Accessed via a uPVC door. Provides access to the garage and entrance hall.

ENTRANCE HALL

14'8" x 9'0"

Wooden flooring, radiator, storage cupboard. Stairs leading to the first floor. Provides access to the dining room, lounge, kitchen and dining room and downstairs WC.

LOUNGE

19'6" x 12'8"

Carpeted flooring, radiator, electric fireplace. uPVC double doors providing access to the conservatory.

CONSERVATORY

13'0" x 10'9"

Wooden flooring, radiator, ceiling fan, double-glazed windows to the surrounding aspects. uPVC double doors providing access to the rear garden.

DINING ROOM

10'9" x 7'11"

Wooden flooring, radiator, double-glazed bay window to the front aspect.

KITCHEN

14'7" x 10'4"

Laminate flooring, radiator, base and eye-level units, four-ring gas hob with oven and integrated extractor over, stainless steel sink, ample space for a four-seater dining table, partially tiled walls, accent lighting, spotlighting, double-glazed window to the rear aspect. uPVC door providing access to the rear garden.

DOWNSTAIRS WC

4'9" x 3'2"

Vinyl flooring, radiator, wash hand basin, WC, double-glazed window to the side aspect.

GARAGE

17'3" x 7'9"

Gas combination boiler, electrics and lighting. Electrically operated up-and-over door.

FIRST FLOOR

LANDING

10'9" x 2'9"

Carpeted flooring, radiator, storage cupboard, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE

15'7" x 11'10"

Carpeted flooring, radiator, built-in storage cupboard,



storage cupboard within the eaves, double-glazed window to the front aspect. Provides access to the en-suite.

EN-SUITE

5'6" x 4'10"

Tiled flooring, tiled walls, spotlighting, standing towel rail radiator, shower cubicle with mixer function, wash hand basin, WC, Velux window to the side aspect.

BEDROOM TWO

11'11" x 7'4"

Carpeted flooring, radiator, built-in storage cupboard, storage cupboard within the eaves, double-glazed window to the rear aspect.

BEDROOM THREE

14'7" x 7'4"

Carpeted flooring, radiator, built-in storage cupboard, storage cupboard within the eaves, double-glazed window to the rear aspect.

BATHROOM

5'7" x 5'6"

Vinyl flooring, tiled walls, spotlighting, standing towel

rail radiator, standing shower cubicle with mixer function, wash hand basin, WC, Velux window to the side aspect.

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: D

Council Tax Rate: £2,528.75

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

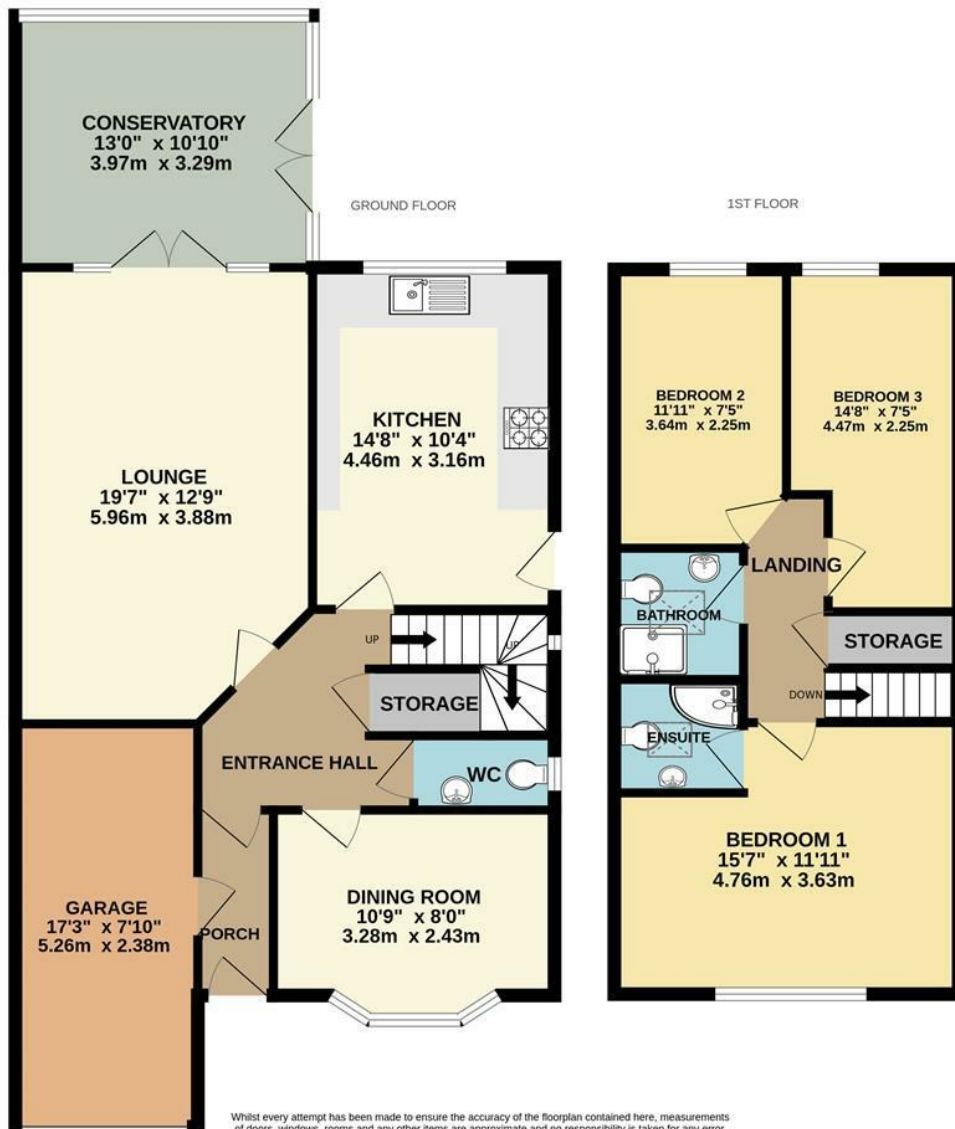
Broadband availability: Fibre to the Cabinet Broadband

FREEHOLD

COUNCIL TAX BAND - D







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

