

FOR SALE

Stancliff Road Thurmaston, Leicester LE4 9HP



ASKING PRICE: £279,950

- A Well Presented & Superb Semi-Detached House
- Located In Thurmaston, Near to An Array of Everyday Amenities
- Suited To First Time Buyers & Families
- Gas Central Heating & Double Glazing
- Entrance Hall, Lounge/Diner, Conservatory, L-Shaped Kitchen & Wet Room
- 3 Bedrooms, Shower Room & WC
- Driveway Providing Car Parking For 2 Vehicles & Rear Enclosed Garden



Location

This property is located on Stancliffe Road, which is off The Roundway and near to Humberstone Lane, in the sought after area of Thurmaston. The property benefits from being in close proximity to an array of everyday amenities including Tesco Express, Post Office, TSB Bank, pubs, local schooling and much more. The area is serviced by frequent bus links to and from Leicester City Centre and surrounding areas.

Description

A well-presented and spacious three-bedroom semi-detached home, situated within a popular residential location and conveniently positioned close to a wide range of local amenities. Ideally suited to first-time buyers and families.

The accommodation briefly comprises a welcoming entrance hall with a useful storage cupboard, a bright and generously proportioned lounge with doors to a conservatory, a well-appointed L-shaped kitchen and a wet room. To the first floor are three bedrooms, two with fitted wardrobes, a family bathroom, and a separate WC. Externally, the property benefits from a driveway providing off-road parking for two vehicles and an enclosed rear garden offering a private and sunny outlook.

Accommodation

All measurements are approximate:

Entrance Hall - 10' 5" x 5' 8" (3.17m x 1.73m)

Door to front, stairs to first floor, storage cupboard, pendant light fitting.

Lounge/Diner - 14' 2" x 11' 8" (4.31m x 3.55m)

Double glazed window to rear, electric fireplace, radiator, power points, pendant light fitting.

Kitchen - 15' 4" x 6' 2" (4.67m x 1.88m)

L-shaped kitchen with double glazed windows to side and front, wall mounted units, base units and drawers, stainless steel sink with mixer tap, induction hob with extractor fan over, plumbing for washing machines, boiler, tile splashback surrounds, radiator, power points, pendant light fitting.

Wet Room - 8' 0" x 7' 6" (2.44m x 2.28m)

Shower, low level WC, pedestal wash hand basin, pendant light fitting.

Conservatory - 12' 6" x 11' 6" (3.81m x 3.50m)

Double glazed double doors to rear, double glazed windows to side, power points, pendant light fitting.

First Floor Landing

Bedroom One - 14' 2" x 11' 3" (4.31m x 3.43m)

Double glazed window to front, fitted wardrobes, radiator, power points, pendant light fitting, built in cupboard.

Bedroom Two - 14' 1" x 5' 7" (4.29m x 1.70m)

Double glazed window to rear, fitted wardrobes, radiator, power points, pendant light fitting.

Bedroom Three - 11' 7" x 7' 4" (3.53m x 2.23m)

Double glazed window to rear, radiator, power points, pendant light fitting.

WC

Double glazed window to side, low level WC, pendant light fitting.

Shower room - 6' 4" x 4' 9" (1.93m x 1.45m)

Double glazed window to side, shower cubicle, pedestal wash hand basin, radiator, pendant light fitting.

Airing Cupboard - 3' 8" x 3' 0" (1.12m x 0.91m)

Outside

Driveway providing off road parking for two vehicles, and a rear enclosed garden with a private and sunny outlook.

Tenure

Freehold.

EPC

Pending.

Council Tax

The property falls within Band C.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

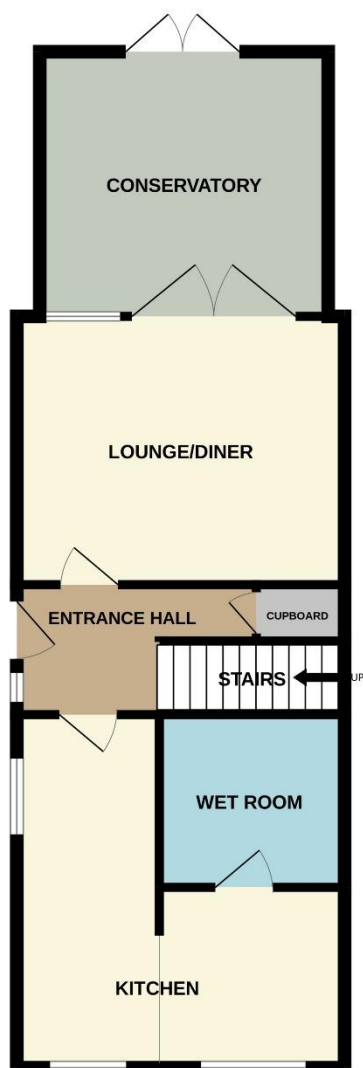
85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

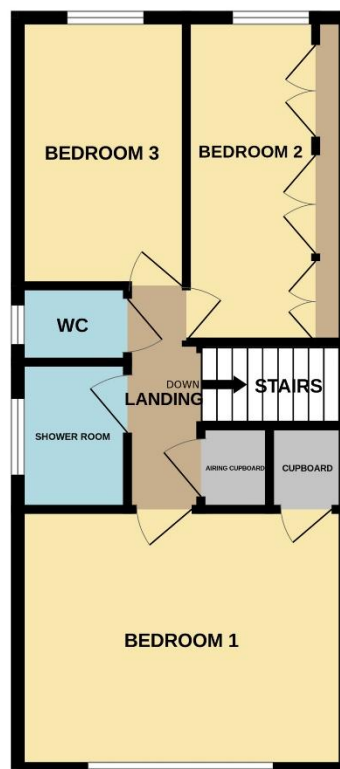
Email: info@shonkibrothers.com



GROUND FLOOR



1ST FLOOR



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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

