



**Connells**

Humberstone Lane  
Thurmaston Leicester



## Property Description

A charming and spacious 2-bedroom terraced home situated in the ever-popular Thurmaston area, this property blends period character with modern practicality, making it an ideal choice for first-time buyers, young families, or investors seeking a strong-performing LE4 location.

Thurmaston is one of Leicester's most desirable suburban areas, offering close proximity to Thurmaston Shopping Centre, easy access to the A607, A46, local schools, nurseries, and parks, nearby Watermead Country Park for scenic walks and cycling.

This well-proportioned terraced home offers a surprisingly spacious layout across two floors. The ground floor typically features a welcoming lounge area, a separate dining space, and a fitted kitchen with access to the rear garden.

Upstairs, the property provides two comfortable bedrooms, ideal for couples, small families, or home-office use. The bathroom is positioned conveniently and benefits from modern fittings.

## Entrance Porch

## Reception Room One

Bright and airy having double glazed window to the front, radiator, laminate flooring, fireplace with surround, TV aerial point

## Reception Room Two

Double glazed window overlooking the rear and radiator

## Kitchen

Fitted with a range of wall and base units, space for additional appliances, stainless steel sink and drainer, part tiled walls and double glazed window overlooking the rear

## First Floor Landing

## Bedroom One

Bedroom One is a generously sized double bedroom positioned at the front of the property, offering a bright and comfortable space, double glazed window and radiator

## Bedroom Two

A well-proportioned second bedroom positioned at the rear of the property, offering a peaceful outlook over the garden. It's an ideal space for a child's bedroom, or guest room, double glazed window and radiator

## Office/Study Room

Provides a quiet and versatile space ideal for working from home or studying

## Shower Room

A modern glass-fronted shower enclosure forms the focal point of the space. The room is fitted with a white suite, including a sleek wash basin with chrome mixer tap and a low-profile WC. Neutral wall tiling helps create a bright, fresh atmosphere, while the flooring is designed for easy maintenance

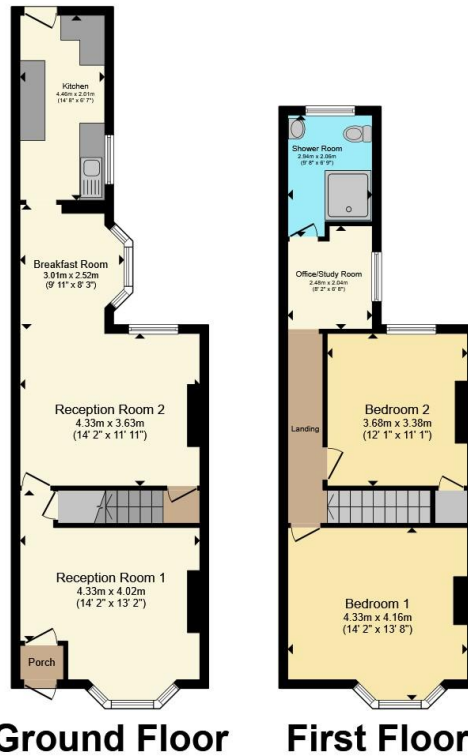
## Outside

The front of the house offers convenient on-street parking, with easy access directly to the entrance porch. To the rear, the home benefits from a private garden, fully fenced for added privacy









Total floor area 101.0 m<sup>2</sup> (1,087 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: D Council Tax Band: B

Tenure: Freehold

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