



**FOR SALE**

**£350,000**

4 Bed Semi-Detached House in Ferndale Road, Thurmaston, LE4 8JD



## PROPERTY FEATURES

- No Chain
- Semi Detached
- Four/Five Bedrooms
- Lots Of Potential
- Popular Location
- Tandem Garage
- Conservatory
- Lovely Garden
- Well Presented
- Call To View

## FULL DESCRIPTION

### SUMMARY

\*\*\* No Chain \*\*\* Spacious and extended semi detached property with potential for further changes and improvement. The property is ideally located and is close to a selection of amenities and good road networks. The accommodation comprises entrance hall, lounge, kitchen, dining room, conservatory, four bedrooms, additional upstairs room, family bathroom, front and rear gardens, off road parking and tandem garage.

### ENTRANCE HALL

With under stairs storage cupboard, window to the side elevation, stairs off to the first floor, telephone point and radiator.

### LOUNGE

12' 8" x 11' 6" (3.86m x 3.51m) With gas fire and fireplace, bay window to the front elevation, coving to the ceiling and radiator.

### DINING ROOM

9' 10" x 8' 11" (3m x 2.72m) With coving to the ceiling and radiator.

### CONSERVATORY

14' 4" x 11' 1" (4.37m x 3.38m) With windows to the side and rear elevations, French doors to the rear garden and radiator.

### KITCHEN

11' 9" x 9' 8" (3.58m x 2.95m) Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, tiled splash backs, gas hob, electric cooker and extractor hood, window to the rear elevation and radiator.





## LANDING

With airing cupboard and access to the loft.

## BEDROOM

12' 10" x 10' 5" (3.91m x 3.18m) With built in wardrobes, bay window to the front elevation, coving to the ceiling, and radiator.

## BEDROOM

11' x 9' 11" (3.35m x 3.02m) With built in wardrobes, coving to the ceiling, window to the rear elevation and radiator.

## BEDROOM

11' 10" x 6' 11" (3.61m x 2.11m) With coving to the ceiling, radiator and window to the front elevation.

## BEDROOM

9' 10" x 6' 11" (3m x 2.11m) With coving to the ceiling, window to the rear elevation and radiator.

## BEDROOM

7' 5" x 6' 3" (2.26m x 1.91m) With coving to the ceiling, radiator and window to the front elevation.

## BATHROOM

7' 8" x 5' 5" (2.34m x 1.65m) Being fully tiled and comprising panelled bath with shower over, wash hand basin, low flush w.c., radiator and window to the rear elevation.

## TANDEM GARAGE

With double doors to the front, wall mounted boiler, courtesy door to the rear garden, window to the rear elevation, light and power.

## OUTSIDE

The front of the property has a decorative garden with flower borders and plants. There is a driveway which provides ample off road parking. The rear garden has been manicured over the years and is mainly laid to lawn with well stocked flower borders, patio area, garden shed, outside tap and a fenced surround.

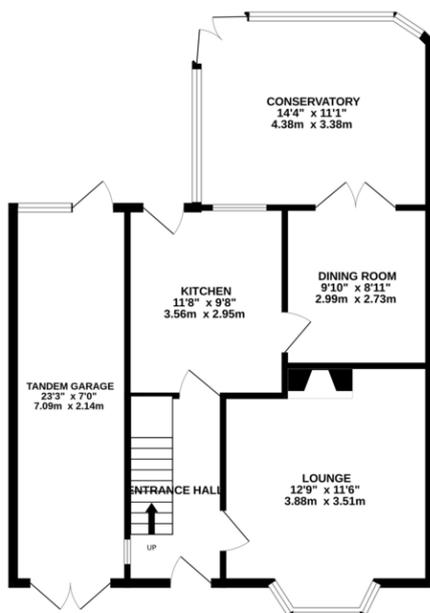




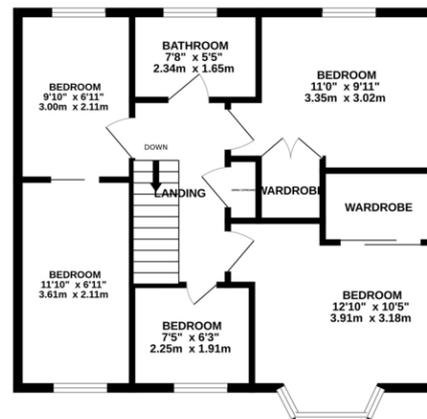
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1372 sq.ft. (127.5 sq.m.) approx.

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. The 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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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

