



**Blount Road, Thurmaston Leicester LE4 8LJ**



**welcome to**

**Blount Road, Thurmaston Leicester**

Extended four bedroom family home in the ever popular Thurmaston. You really need to come and have a look around this highly impressive home that is a head turner. You will not be disappointed in this great property ideal for the growing family. Allocated parking



**Entrance Porch**

Ceiling light.

**Entrance Hall**

Stairs to first floor landing, ceiling light, tiled flooring.

**Lounge**

Double glazed windows, ceiling lighting, tiled flooring, power points, tv point, radiator.

**Dining Room**

Double glazed window, ceiling lighting, tiled flooring, power points, tv point, radiator.

**Kitchen Area**

Double glazed window, tiled flooring, base and eye level cupboards, roll edge worktops, dishwasher integrated, fridge integrated, sink with drainer, power points.

**Utility Room**

Ceiling light, tiled flooring, power points, washing machine space.

**Bathroom**

Panelled bath, ceiling light, heated towel rail, low level wc, pedestal wash hand basin

**Landing**

Loft access, ceiling lighting, power points.

**Bedroom**

Double glazed window, radiator, ceiling light, power points, wood effect flooring.

**Bedroom**

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

**Bedroom**

Double glazed window, ceiling light, power points, tv point, radiator

**Bedroom**

Double glazed window, ceiling light, power points, tv point, radiator.

**En-Suite**

Double shower cubicle, wash hand basin, low level wc, double glazed frosted window, extractor fan, ceiling spotlights, tiled flooring

**Bathroom**

Corner panelled bath, ceiling light, heated towel rail, low level wc, pedestal wash hand basin

**Front Garden**

Laid to lawn.

**Rear Garden**

Patio, decking area.

**Workshop****Parking**

Allocated space.

**Solar Panels**

***view this property online*** [williamhbrown.co.uk/Property/LHS120296](http://williamhbrown.co.uk/Property/LHS120296)



**welcome to**

## **Blount Road, Thurmaston Leicester**

- Porch & Entrance Hall
- Dining Room & Open Plan Lounge Kitchen Area
- Four Bedrooms, Bathroom & En-Suite
- Front & Rear Gardens
- Solar Panels

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£310,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LHS120296](https://www.williamhbrown.co.uk/Property/LHS120296)



Property Ref:  
LHS120296 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**