

FREEHOLD



House - Semi-Detached (EPC Rating: )

Church Street, Thurmaston, Leicester, LE4 8DQ

Offers Over:

£250,000

 SETHS



# 3 Bedroom House - Semi-Detached located in Leicester

\*\*\* THREE BEDROOMS - SEMI DETACHED - DRIVEWAY - NO CHAIN - UPGRADING WORKS REQUIRED - POTENTIAL TO EXTEND ( STPP )  
\*\*\*

Offered to the market with no upward chain, this well-sized three-bedroom semi-detached home is situated in the popular Thurmaston area and presents a fantastic opportunity for families or investors.

The ground floor comprises a spacious bay-fronted lounge with patio doors to the rear garden, a fitted kitchen with space for appliances, and a useful entrance hall with storage. Upstairs offers three bedrooms—two doubles and a generous single—along with a family bathroom and separate WC.

Outside, the property benefits from a driveway, garage, and a rear garden with lawn and patio, offering plenty of outdoor space.

Early viewing recommended.

## ENTRANCE HALL

8'10" x 8'5"

Carpeted flooring, double glazed window to the side aspect, and additional windows to the front. Provides access to the lounge, kitchen, and stairs leading to the first floor. Includes an under-stairs storage cupboard.

## LOUNGE

20'2" x 13'1"

Spacious lounge with carpeted flooring, a double glazed bay window facing the front aspect, and double glazed UPVC doors opening to the rear garden.

## KITCHEN

12'0" x 9'9"

Tile flooring, fitted with base and eye-level units, a stainless steel sink, and hub space with plumbing for a washing machine. Space available for a fridge. Features two double glazed windows—one facing the right and one the side aspect. A wooden rear door provides garden access.

## FIRST FLOOR

### LANDING

Carpeted flooring, double glazed window facing the side aspect. Provides access to all rooms on the first floor.

### BEDROOM ONE

12'6" x 10'9"

Carpeted flooring, double glazed window facing the front aspect.

### BEDROOM TWO

12'5" x 9'0"

Carpeted flooring, double glazed window facing the rear aspect. Includes a storage cupboard

### BEDROOM THREE

9'3" x 6'6"

Carpeted flooring, double glazed window facing the front aspect. Storage cupboard located over the stairs.

### BATHROOM

Carpeted flooring, partially tiled walls, wash hand basin, polyvinyl bathtub, double glazed window facing the rear aspect.

### TOILET

Carpeted flooring, toilet, double glazed window facing the side aspect.

### OUTSIDE

To the front, the property features a concrete driveway large enough to accommodate one vehicle, with an up-and-over door providing access to the garage. A door leads to a passage and the front garden, which is laid to lawn and enclosed by a combination of brick wall and hedge boundary. Entry to the property is via a wooden door.

To the rear, the property includes a concrete path allowing access to the kitchen, garage, and outdoor WC. A lawned garden is enclosed by a wooden perimeter fence. Double glazed UPVC doors from the lounge also provide rear garden access.

### GARAGE



**FREEHOLD**

**COUNCIL TAX BAND - C**

**ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: TBC

Council Tax Band: C (Charnwood)

Council Tax Rate: £2,143.63

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





GROUND FLOOR



1ST FLOOR

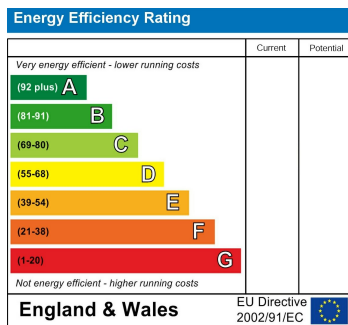


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

**C**

Energy Performance Graph



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**0116 266 9977**

**sales@seths.co.uk**

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