

FREEHOLD



House - Detached (EPC Rating: B)

Clayton Drive, Thurmaston, Leicester, LE4 8LQ

PRICE:

£290,000



3 Bedroom House - Detached located in Leicester

***** NEW BUILD - NO ONWARD CHAIN - THREE BEDROOMS - OFF ROAD PARKING - DETACHED *****

Seths are proud to present this brand-new three-bedroom detached home, located on Clayton Drive in Thurmaston. Offered with no onward chain, this newly built property is ready to move straight into and benefits from a 10-year NHBC warranty for complete peace of mind.

To the front, the home features a block-paved driveway providing parking for up to three vehicles, along with an electric car charging point. A side gate allows access into the rear garden, which includes a patio seating area and a lawn, all enclosed by a wooden perimeter.

Inside, the ground floor comprises a welcoming entrance hall with access to a downstairs WC, a modern fitted kitchen with integrated appliances, and a spacious lounge with French doors opening out to the garden. The first floor offers three generously sized bedrooms and a contemporary family bathroom.

This home is an ideal choice for families or first-time buyers looking for a modern, energy-efficient property in a convenient location.

Contact Seths today to arrange a viewing - 0116 266 9977

GROUND FLOOR

ENTRANCE HALL

Finished with LVT flooring and accessed via a composite door, the hallway includes a radiator and provides access to the downstairs WC, kitchen, lounge, and stairs leading to the first floor.

W/C

Complete with LVT flooring, toilet, wash hand basin, and a double-glazed front-facing window.

KITCHEN

12'6" x 8'10"

Fitted with a range of base and eye-level units, integrated four-ring gas hob with oven and extractor over, and plumbing/space for appliances including a fridge and washing machine. A useful storage cupboard houses the gas-powered combination boiler. Finished with LVT flooring.

LOUNGE

16'6" x 14'10"

A spacious reception room with carpeted flooring, two radiators, a double-glazed rear-facing window, and UPVC doors opening directly onto the garden patio.

FIRST FLOOR

LANDING

Carpeted throughout with access to all bedrooms and bathroom, including a loft hatch and a storage cupboard located over the stairs.

BEDROOM ONE

13'11" x 9'5"

Carpeted flooring, radiator, and a double-glazed window overlooking the front aspect.

BEDROOM TWO

13'8" x 9'6"

Carpeted flooring, radiator, and a double-glazed window facing the rear aspect.

BEDROOM THREE

9'2" x 7'2"

Carpeted flooring, radiator, and a double-glazed window facing the rear aspect.

BATHROOM

Finished with LVT flooring, partially tiled walls, toilet, wash hand basin, standing radiator, and a poly bath with shower attachment. A double-glazed window faces the front aspect.

OUTSIDE

The property enjoys a block-paved driveway with space for up to three vehicles, complemented by an electric



charging point. A composite door provides entry into the home, while a wooden gate allows access to the rear garden. The rear garden is designed with a block-paved patio area leading onto a grass lawn, enclosed by a wooden perimeter for privacy. A gravel pathway provides access to the front, where the gas and electric meters are located.

FREEHOLD

COUNCIL TAX BAND - TBC

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: B

Council Tax Band: TBC (Leicester)

Council Tax Rate: £

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

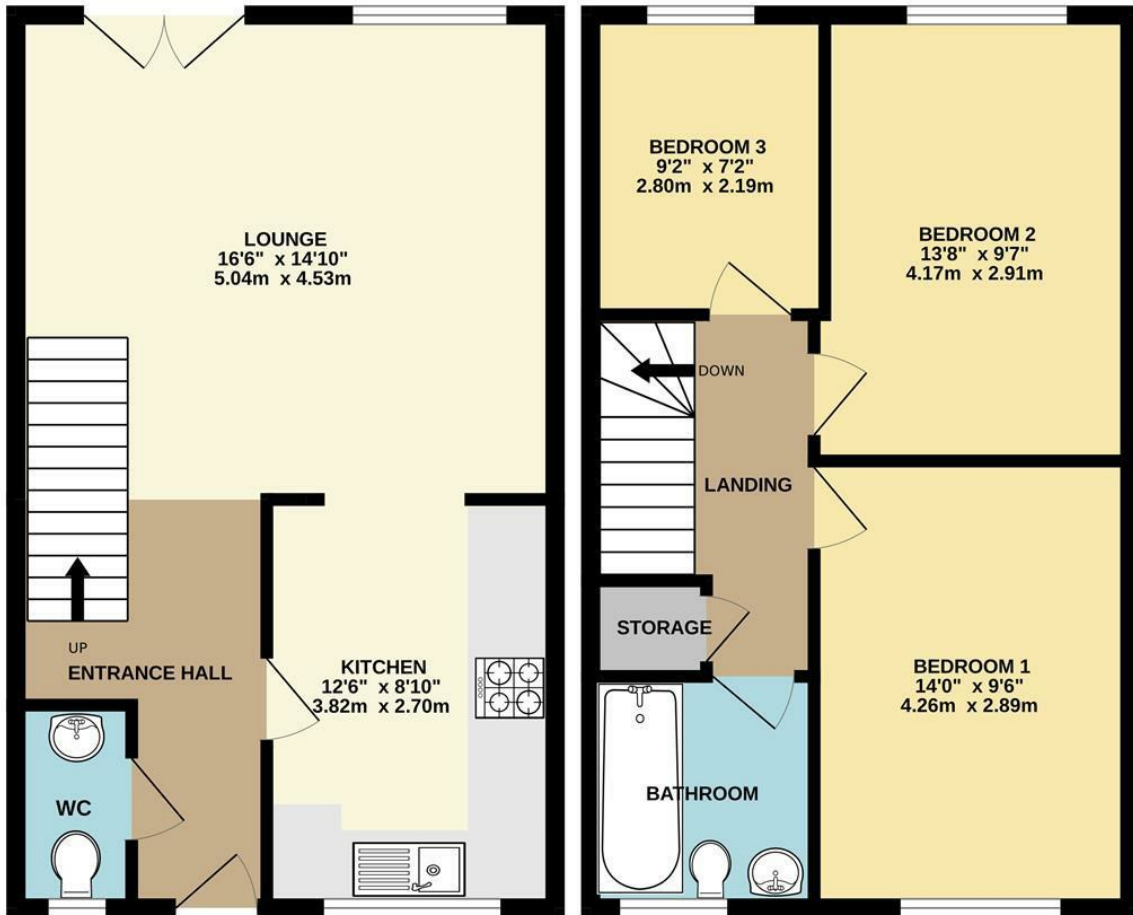
Broadband availability: Superfast Fibre Broadband





GROUND FLOOR

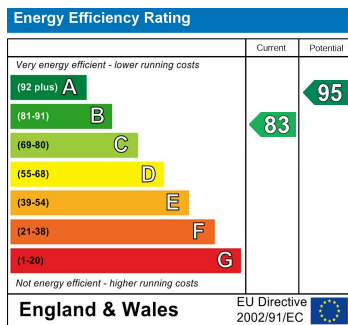
1ST FLOOR



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.
 Made with Metropix ©2025

Council Tax Band

Energy Performance Graph



Call us on
0116 266 9977
sales@seths.co.uk
www.seths.co.uk

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

