

FOR SALE

Stancliff Road Thurmaston, Leicester LE4 9HP



ASKING PRICE: £269,000

- A Well-Presented & Turnkey Semi-Detached Property
- Located Off Humberstone Lane, In The Popular Area of Thurmaston
- Offered With No Upward Chain
- Ideal For FTB, Families & Investors
- Recently Installed Boiler & Upgraded Insulation
- Welcoming Entrance Hall, Spacious Lounge & Well-Appointed Kitchen
- 3 Bedrooms, Bathroom & Separate WC
- Driveway Providing Off Road Parking For 1-2 Vehicles & Garage
- Rear Enclosed Garden With a Sunny Outlook
- Gas Central Heating & Double Glazing



Location

This property is located on Stancliffe Road, which is off The Roundway and near to Humberstone Lane, in the sought after area of Thurmaston. The property benefits from being in close proximity to an array of everyday amenities including Tesco Express, Post Office, TSB Bank, pubs, local schooling and much more. The area is serviced by frequent bus links to and from Leicester City Centre and surrounding areas.

Description

A well-presented and truly turnkey three-bedroom semi-detached home, located within a popular residential area, within easy reach of a wide range of local amenities.

The accommodation briefly comprises; a welcoming entrance hall with a useful storage cupboard, a spacious and light filled lounge with doors that open out to the rear garden, a well-appointed kitchen, three bedrooms, a family bathroom and separate WC. Externally, the property benefits from a block paved driveway providing off road parking for one to two vehicles, access to a garage which benefits from light and power, and up and over doors, and an enclosed rear garden which enjoys a private and sunny outlook.

This home has been well maintained and thoughtfully upgraded, with a recently installed boiler and upgraded insulation throughout, both completed within the last few years. This property is suited to first time buyers, families and investors.

Accommodation

All measurements are approximate:

Entrance Hall

Door to side, double glazed window to side, stairs to first floor, airing cupboard, radiator, power points, pendant light fittings.

Lounge/Diner - 14' 2" x 11' 8" (4.31m x 3.55m)

Double glazed sliding doors to rear, radiator, power points, pendant light fitting.

Kitchen - 15' 4" x 6' 2" (4.67m x 1.88m)

Double glazed windows to front and side, wall mounted units, base units and drawers, stainless steel sink with mixer tap, four burner induction hob with extractor fan over, electric oven, plumbing for washing machine, tile splashback surrounds, radiator, power points, pendant light fitting.

First Floor Landing

Bedroom One - 14' 2" x 11' 3" (4.31m x 3.43m)

Double glazed window to front, cupboard, radiator, power points, pendant light fitting.

Bedroom Two - 14' 1" x 6' 11" (4.29m x 2.11m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bedroom Three - 11' 8" x 7' 4" (3.55m x 2.23m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bathroom - 6' 5" x 4' 9" (1.95m x 1.45m)

Double glazed window to side, panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, tile splashback surrounds, radiator, pendant light fitting.

WC - 4' 9" x 3' 4" (1.45m x 1.02m)

Double glazed window to side, low level WC, radiator, pendant light fitting.

Airing Cupboard

Garage - 15' 4" x 8' 0" (4.67m x 2.44m)

Up and over doors, light and power.

Outside

Externally, a driveway providing off road parking for 1-2 vehicles, and a rear enclosed garden with a private and sunny outlook.

Agents Note

These photos have been enhanced by AI.

Tenure

Freehold.

EPC

Band C.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

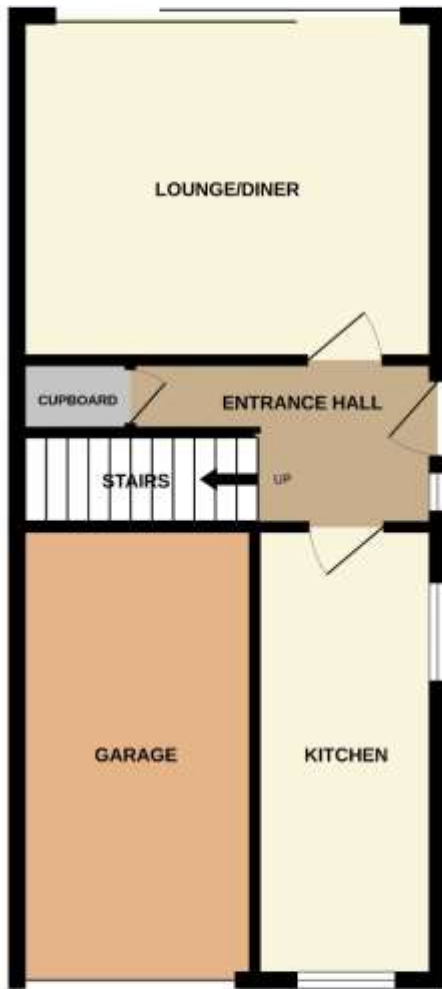
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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