



4 Enderby Road, Thurlaston, LE9 7TF  
£230,000

wards  
Residential

Freehold

**NO CHAIN.** A superb opportunity to occupy this charming, newly refurbished three bedroom semi detached house located in the highly sought after village of Thurlaston. The village benefits from a wide range of amenities including a primary school and two public houses together with convenient access to Leicester city centre via the A47 (Hinckley Road) and to the M1 Motorway at Enderby. The accommodation benefits from a wealth of period features including timber doors and panelling and briefly comprises: Ground Floor: Kitchen/Diner, Lounge, Utility Room, Shower Room. First Floor: three Bedrooms. Externally, there are attractive gardens to the front elevation, along with a courtyard and yard area to the rear. UPVC double glazing and gas fired central heating.

### **Kitchen/Diner**

**4.81 x 4.25 Meters**

With period timber front door, brick feature fireplace to Dining Area, panelled staircase and understairs store cupboard. The Kitchen area benefits from brand new grey base and wall units with solid wood work surfaces over and stainless-steel sink and drainer. Ceiling spotlights and extractor fan. Brand new vinyl flooring and UPVC double glazed window to the front elevation.

### **Utility Room**

**2.81 x 2.21 Meters**

Fitted with base and wall units with granite effect work surface over and stainless steel sink and drainer. Plumbing for a washing machine and gas fired central heating boiler. Brand new vinyl flooring and loft access hatch. Timber door providing access to outdoor courtyard and UPVC double glazed window to the rear elevation.



## Lounge

**4.5 x 3.48 Meters**

Open fireplace with wooden surround, brick back panel and tiled hearth. With UPVC double glazed bay window to the front elevation.

## Shower Room

**2.8 x 1.46 Meters**

Three piece white suite comprising of pedestal sink, low flush WC and shower in a cubicle. Tiled splashbacks to sink and shower cubicle. Radiator, extractor fan and loft access hatch. UPVC double glazed window to the side elevation.

## Landing

With new grey carpeting, loft access hatch and store.

## Bedroom 1

**3.78 x 3.29 Meters**

With new grey carpeting, cast iron fireplace and UPVC double glazed window to the front elevation.





### **Bedroom 2**

**2.31 x 3.65 Meters**

With new grey carpeting, cast iron fireplace and UPVC double glazed window to the side elevation.



### **Bedroom 3**

**2.13 x 3.68 Meters**

With new grey carpeting, built in store cupboard and UPVC double glazed window to the front elevation.



## Outside

To the front elevation, there are attractive and well maintained front gardens with a cobblestone path leading to the front door. The property is screened from the road by an attractive winter jasmine. The garden areas benefit from attractive planting including a rose, with the remainder of the area predominantly laid to lawn. To the front elevation, there is a courtyard area with brick outbuilding (1.73m x 0.94m), surfaced with brick paving and enclosed by brick walling. The rear yard is accessed from both the front garden and courtyard. The rear yard is surfaced with cobblestones and enclosed by brick walling.

**EPC Rating - D (57)**

**Council Tax Band - B**

**Call 01455 251771 to make an appointment to view this property**





TOTAL FLOOR AREA - 792 sq.ft. (73.6 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. 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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