



8 Earls Way

Thurmaston, Leicester, LE4 8FY

£285,000



New to the market and being sold with no chain is this well presented, three bedroom semi detached house located just a short walk from Thurmaston Shopping Centre and Eastfield Primary School making the property ideal for young families in need of more space. Inside, the property briefly comprises; entrance porch, through lounge-diner, fitted kitchen and a conservatory to the ground floor. To the first floor are three bedrooms and a refitted family bathroom. The property also benefits from off road parking, garage, owned solar panels, uPVC double glazing and gas central heating.

- Well Presented
- Three Bedroom Semi Detached House
- No Upward Chain
- Owned Solar Panels To The Front & Rear
- Convenient Location To Amenities
- Off Road Parking For Multiple Vehicles
- Garage
- EPC Rating B / Council Tax Band B/ Freehold



Location

The property is located on the border of Thurmaston & Leicester City, around 4 miles north of Leicester City Centre and approximately 12 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Fosse Park Shopping Centre and the motorway network including the M1 & M69. Local Schools include Churchill & Eastfield Primary Schools, The Roundhill Academy and Soar Valley College.

The Property

The property is entered via a composite door leading into.

Hall

With stairs to the first floor and leads into.

Lounge-Diner

10'07 x 14'11 (3.23m x 4.55m)

(maximum measurements) Spacious living space with two uPVC double glazed windows to the front aspect and coved ceiling. The dining area houses the family dining table and leads into the kitchen and conservatory.

Kitchen

10'01 x 8'05 (3.07m x 2.57m)

Fitted with a range of floor and wall mounted units with rolltop work surface and tiled splashbacks. The kitchen also benefits from a gas hob, oven and extractor fan, plumbing for a washing machine, stainless steel sink and drainer unit, underfloor heating and uPVC double glazed window to the rear aspect.

Conservatory

8'10 x 8'02 (2.69m x 2.49m)

With floor mounted units with worktop, underfloor heating, spotlights, and French doors leading out onto the rear garden.

The First Floor Landing

With uPVC double glazed window to the side aspect, loft access with drop down ladder, spotlights and provides access to the following.

Bedroom One

10'11 x 10'11 (3.33m x 3.33m)

Double bedroom with two uPVC double glazed windows to the front aspect, coved ceiling and spotlights.

Bedroom Two

9'06 x 10'11 (2.90m x 3.33m)

Another double bedroom with uPVC double glazed window to the rear aspect and spotlights.

Bedroom Three

7'11 x 7'02 (2.41m x 2.18m)

With fitted storage and uPVC double glazed window to the rear aspect.

Bathroom

5'04 x 7 (1.63m x 2.13m)

Fitted with a three piece suite comprising bath with shower over, vanity unit with basin and wc. The bathroom also benefits from a heated towel rail, extractor fan and obscure uPVC double glazed window to the rear aspect.

Outside

To the front is a brick paved driveway providing car standing for multiple vehicles.

To the rear is a low maintenance brick paved garden with fenced boundaries, lawned area and access to the garage and rear parking space.

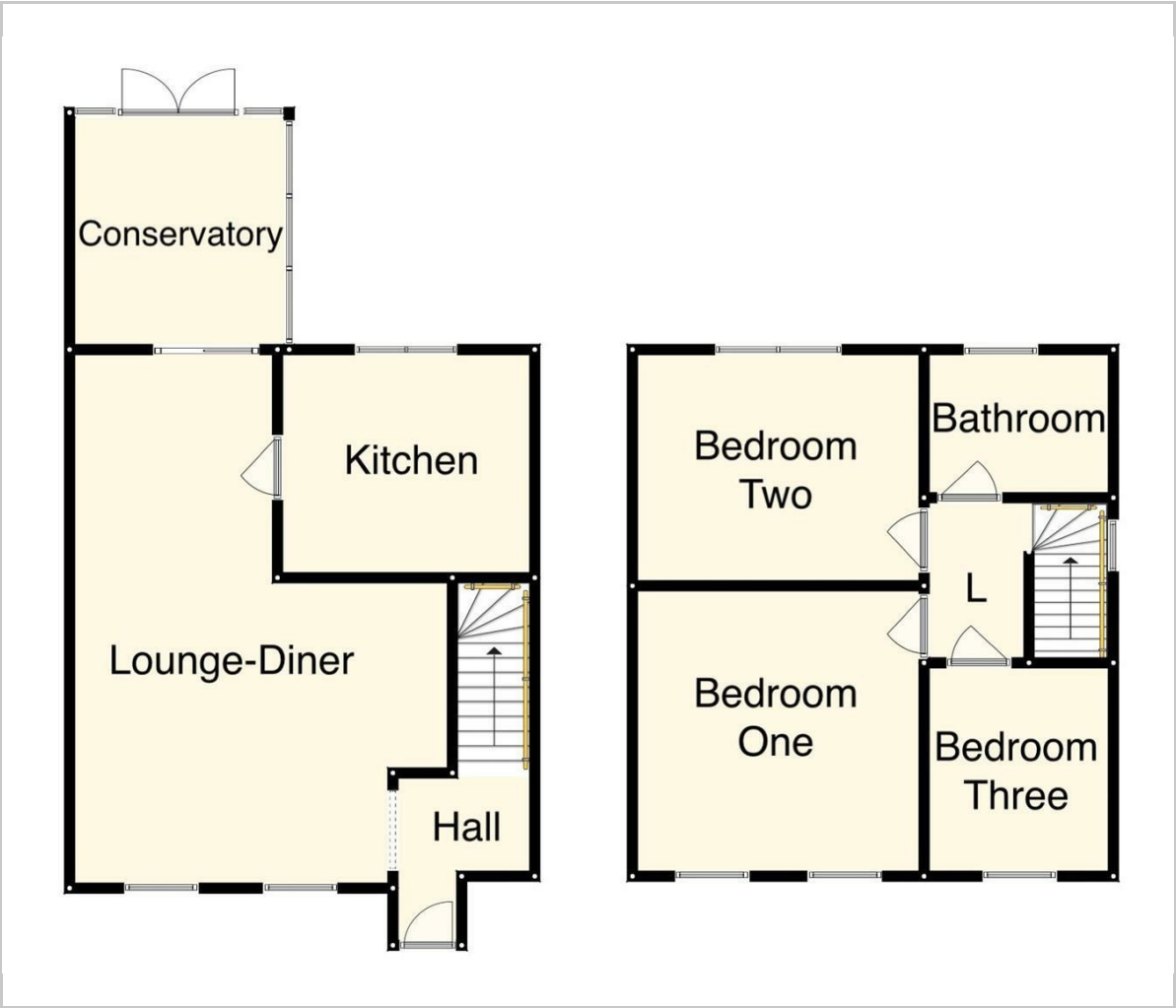
Behind the rear garden is an additional off road parking space with access to the up and over garage door.

Garage

With up and over door, power, light and personnel door.



Floor Plan



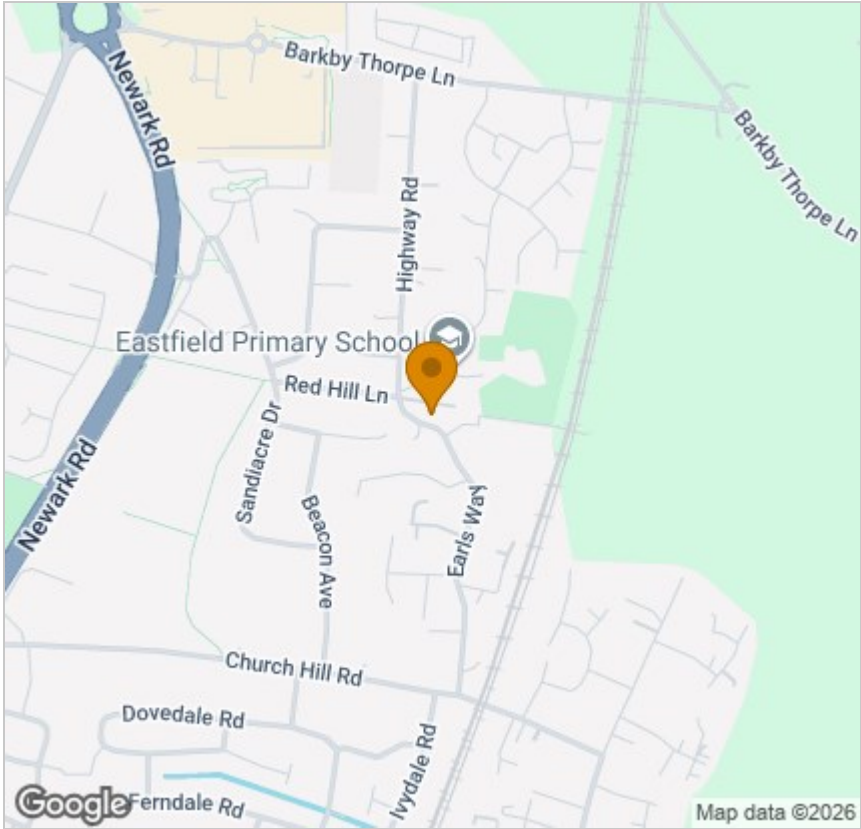
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP
Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

