



**Sedgefield Drive, Thurnby Leicester LE7 9PS**

**welcome to**

## **Sedgefield Drive, Thurnby Leicester**

A renovated three-bedroom semi-detached featuring include a spacious front reception room and a modern open-plan kitchen diner. Upstairs offers three bedrooms, two doubles and a brand-new family bathroom. Outside boasts a lawned rear garden with garage and a slabbed driveway to the front.

### **Entrance Hall**

Door to the front and radiator.

### **Lounge**

Bay window to the front and radiator.

### **Dining Room**

Sliding door to the rear and radiator.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, island unit, radiator, wooden flooring, integrated oven and hob. Window to the rear and door to the side.

### **First Floor Landing**

Window to the side and loft access.

### **Bedroom One**

Bay window to the front and radiator.

### **Bedroom Two**

Window to the rear.

### **Bedroom Three**

Window to the front & radiator.

### **Bathroom**

Window to the rear, bath with shower over, WC, vanity hand wash basin and radiator.

### **Garage**

### **Front & Rear Of Property**

To the front of the property is a driveway leading to the garage. To the rear of the property is a garden is mainly laid to lawn with patio and fence surround.

### **Agents Note**

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





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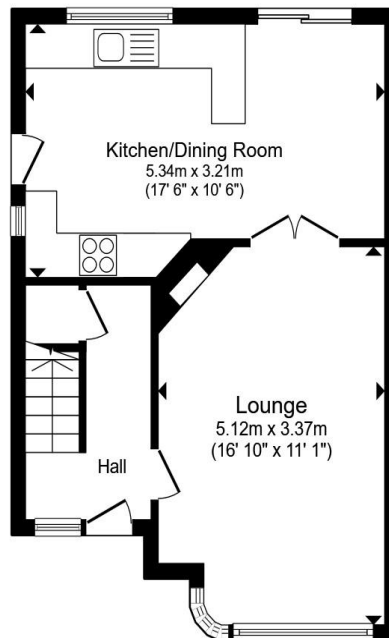
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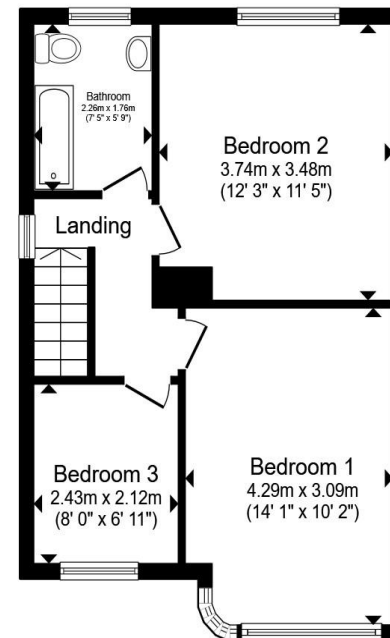
- Three-bed semi-detached
- Full modern renovation
- Open-plan kitchen diner
- Lawned garden & garage
- Chain-free sale

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

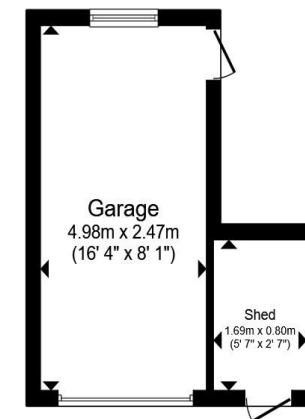
offers in the region of  
**£325,000**



Ground Floor



First Floor



Outbuilding

Total floor area 96.5 m<sup>2</sup> (1,038 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LHS120717 - 0002

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