

## Sturdee Road, Eyres Monsell

£225,000 Freehold

No chain! A 3-bed townhouse on the popular Sturdee Road, Eyres Monsell. Boasts a light & airy lounge, integrated kitchen, family bathroom, a versatile lined loft area, off-road parking, and a rear garden. Close to schools & ring roads. Viewing recommended!

Council Tax band: A

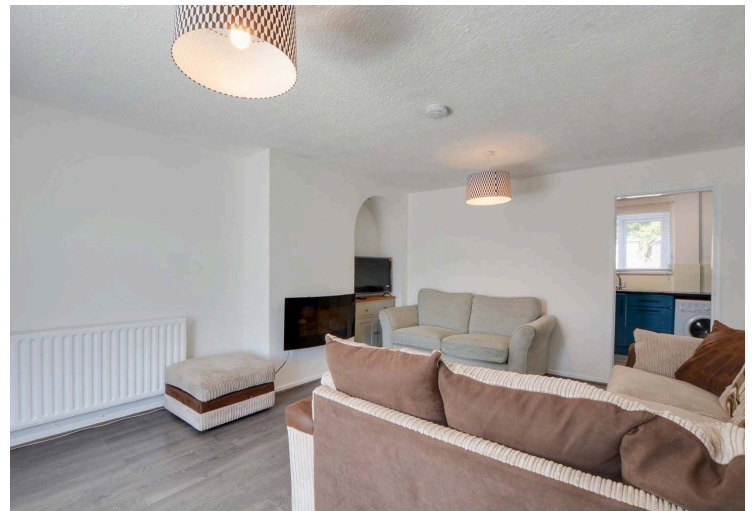
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





### **Entrance Lobby**

Entered via a double glazed front door, this welcoming entrance features stairs leading up to the first floor landing and a radiator.

### **Lounge**

16' 9" x 13' 0" (5.11m x 3.95m)

(minimising to 3.7m) A light and airy living room boasting an abundance of natural light courtesy of the double glazed bowed window to the front elevation. The room features a charming chimney breast incorporating a portable electric fire, a television point, a radiator, and a handy understairs storage cupboard.



### **Kitchen**

16' 0" x 6' 9" (4.87m x 2.07m)

Flooded with natural light from two double glazed windows to the rear elevation, this kitchen offers a practical range of base and wall units with granite effect, roll-edged laminated work surfaces. It incorporates a stainless steel sink with drainer and mixer tap, complemented by stylish tiled splashbacks. Integrated appliances include an inset five-ring gas hob and a double oven with an extractor hood over. There is also plumbing for a washing machine, space for a freestanding fridge freezer, an additional understairs cupboard, a radiator, and a double glazed door providing direct access out to the rear garden.

### **Bedroom One**

13' 1" x 9' 1" (3.98m x 2.78m)

maximum length measurement. The main double bedroom is located to the rear of the property and features shelving to the left side of the bed. It enjoys pleasant natural light from the double glazed window to the rear elevation, alongside built-in cupboards and a radiator.

### **Bedroom Two**

12' 2" x 10' 2" (3.71m x 3.10m)

A further good-sized bedroom with a double glazed window to the front elevation, allowing for plenty of natural light, and fitted with a radiator.

### **Bedroom Three**

10' 4" x 6' 8" (3.15m x 2.04m)

Featuring a double glazed window to the front elevation and a radiator, this room also offers unique step access leading up to the lined loft area.

### **Lined Loft Area**

11' 10" x 10' 0" (3.60m x 3.06m)

Accessed via bedroom three, this fantastic, versatile space is well-lit by a skylight window and inset spotlights, and comes complete with power points.

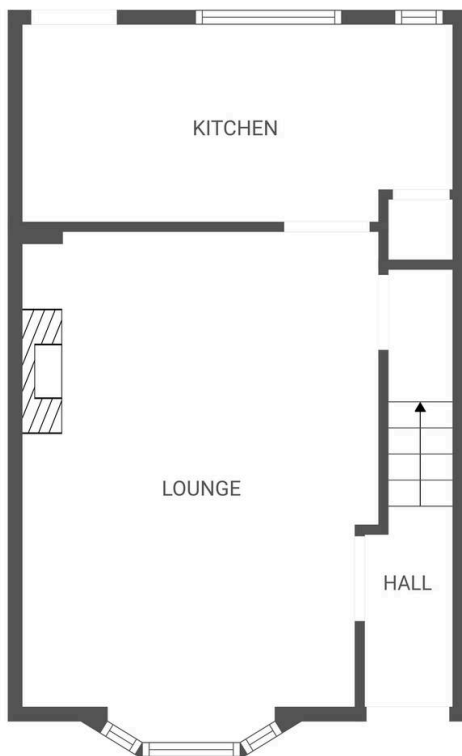
### **Bathroom**

7' 8" x 5' 5" (2.34m x 1.65m)

A well-appointed family bathroom featuring a double glazed window to the rear elevation, a panelled bath, and a separate shower cubicle with a shower screen and overhead shower. The room is finished with a low-level WC, wash hand basin, fully tiled walls, spotlights, and a feature chrome wall-mounted radiator.

### **Rear Garden**

The rear garden features a patio seating area leading to a lawn, an outbuilding with a timber frame located at the foot of the garden, and fenced borders.



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