

FREEHOLD



House - Terraced (EPC Rating: E)

Melton Road, Thurmaston, Leicester, LE4 8EE

Asking Price

£220,000

 SETHS

 2  1  2  E

2 Bedroom House - Terraced located

in Leicester

*** TWO BEDROOMS - TERRACED HOME - READY TO MOVE INTO - AMPLE SIZED BEDROOMS ***

Seths are delighted to present this well-finished 2-Bedroom Mid-Terrace House on the popular Melton Road, complete with a rear garden and ready for its new owners.

The ground floor offers a cosy lounge with wood effect lvt flooring, arch window and log burner leading into a spacious kitchen/diner with fitted units, integrated gas burner with oven, and access to the rear garden.

Upstairs, there are two good-sized bedrooms—one on the first floor and a large loft conversion on the second floor. The family bathroom features a bathtub, separate shower cubicle, wash basin with vanity unit, and toilet.

Outside, the paved rear garden includes a brick-built storage shed with plumbing for a washer and dryer.

Perfect for first-time buyers or investors—contact Seths to arrange a viewing today!

LOUNGE

12'4" x 11'8"

Accommodation is accessed via a solid wooden door. The front lounge is finished with laminate flooring. A window faces the front aspect, with a storage cupboard accommodating meters and consumer units. Radiator present. A door provides access into the kitchen and diner

KITCHEN & DINER

12'5" x 11'6"

Laminate flooring, radiator, base and high-level units, partially tiled walls, integrated four-ring gas burner with integrated oven, stainless steel sink, and a double-glazed window facing the rear aspect. UPVC door allows access into the garden. Dining area with space for a fridge. Stairs leading to the first floor.

FIRST FLOOR

LANDING

Laminate flooring providing access to Bedroom One and the family bathroom. Stairs provide access to the second floor. Radiator present.

BEDROOM ONE

12'2" x 11'7"

Laminate flooring, radiator, window facing the front aspect.

FAMILY BATHROOM

11'5" x 6'0"

Vinyl flooring, standing radiator, spotlighting, toilet, double-glazed window facing the rear aspect, polyvinyl bathtub, wash hand basin with vanity unit, and a standing shower cubicle with mixer shower.

BEDROOM TWO

18'11" x 12'3"

Carpeted flooring, radiator, Velux windows, storage cupboard.

OUTSIDE

To the rear of the property is a paved patio area with access to a brick-built storage shed.

BRICK BUILT SHED

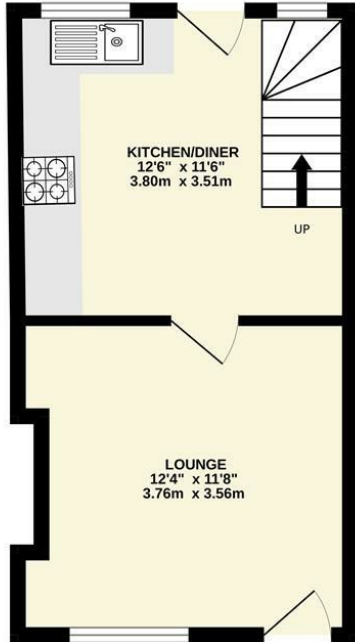
Includes plumbing and space available for a washer and dryer.







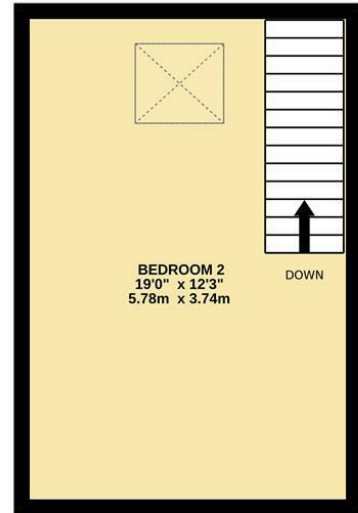
GROUND FLOOR



1ST FLOOR



2ND FLOOR

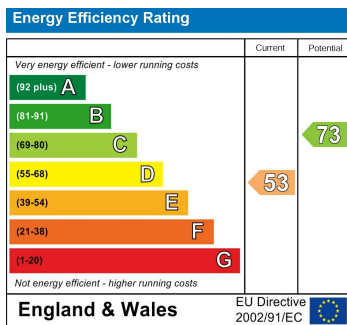


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

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Energy Performance Graph



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