

FREEHOLD



House - Terraced

# MELTON ROAD THURMASTON LEICESTER LE4 8EE

Offers Over  
**£210,000**

## FEATURES

- Mid Terraced
- Two Ample Sized Bedrooms
- Kitchen/Diner
- Ready to Move Into
- Easy to Maintain Paved Garden
- Thurmaston
- Lounge
- Gas Central Heating
- Ideal First Time Purchase/Investment
- Brick Built Shed with Plumbing



 **SETHS**

# 2 Bedroom House - Terraced located in Leicester

## 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"

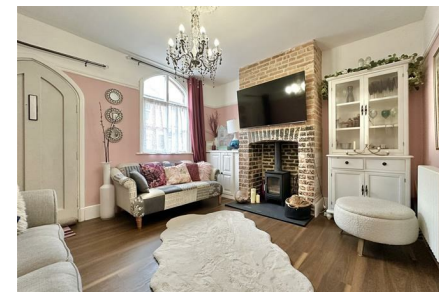
Carpeted flooring, radiator, Velux windows, storage cupboard.

## 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.



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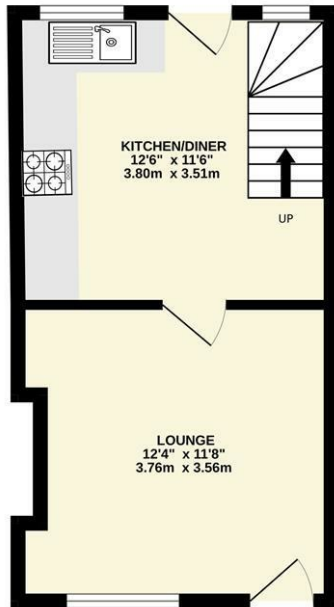
let@seths.co.uk

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Council Tax Band

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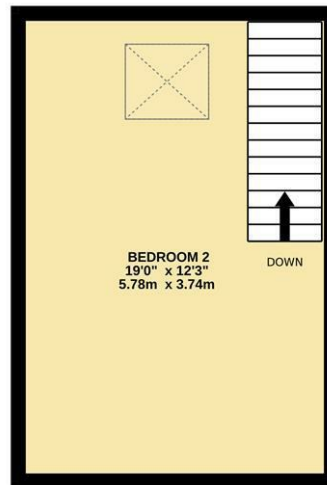
GROUND FLOOR



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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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