

FREEHOLD



House - Semi-Detached (EPC Rating: C)

Pinewood Avenue, Thurmaston, Leicester LE4  
8HZ

PRICE :

£285,000

 SETHS

 3  1  1  C

# 3 Bedroom House - Semi-Detached located in Leicester

\*\*\* 3 BEDROOM SEMI DETACHED HOUSE ON PINWOOD AVENUE, THURMASTON - NO CHAIN \*\*\*

Seths are proud to present this 3 bedroom semi-detached house situated on Pinewood Avenue, Thurmaston. The property presents a drive and a garage, providing convenient parking solutions. On the ground floor, a well-designed kitchen/diner and a comfortable lounge offer functional living spaces.

Moving to the first floor, three bedrooms await, along with a bathroom featuring a separate toilet room, adding to the property's practical layout. Outside, the property boasts an ample garden.

Don't miss out on this opportunity to own a delightful 3 bedroom semi-detached house on Pinewood Avenue, Thurmaston. Contact Seths today to arrange a viewing and secure this appealing property.

## ENTRANCE HALL

Carpeted flooring, radiator, under-stair storage area, access to all rooms on the ground floor

## LOUNGE

15'8" x 12'3"

Carpeted flooring, radiator, double-glazed window facing the front aspect.

## KITCHEN/DINER

15'8" x 9'4"

Vinyl flooring, radiator, base level and eye level units, integrated four ring gas cooker and oven, integrated extractor over, stainless steel sink, plumbing for a washer, uPVC door leading to the outside, X2 double glazed windows facing the side aspect.

## FIRST FLOOR

### LANDING

Carpeted flooring, access to loft and all rooms on the first floor

### BEDROOM 1

15'8" x 9'6"

Carpeted flooring, radiator, X2 double-glazed windows facing the rear aspect

### BEDROOM 2

9'4" x 9'2"

Carpeted flooring, radiator, double-glazed window facing the front aspect, gas-powered combination boiler.

### BEDROOM 3

12'5" x 6'2"

Carpeted flooring, radiator, and double-glazed window facing the front aspect.

### BATHROOM

Laminate flooring, partially tiled walls, wash hand basin, polyvinyl bathtub with mixer, double glazed window facing the side aspect.

### W/C

Laminate flooring, double-glazed window facing the side aspect, toilet.

### OUTSIDE

To the front aspect, the property accommodated a drive large enough for two vehicles, and brick built garage with up and over door, garage is partially split by a stud wall into two to accommodate a storage area and a room which is complete with electrical connection and laminate flooring, previously used as an office.

### FREEHOLD

### COUNCIL TAX BAND - B

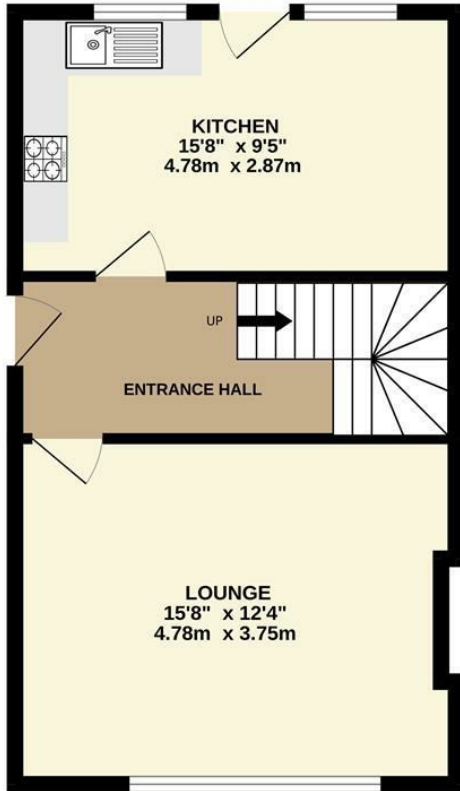




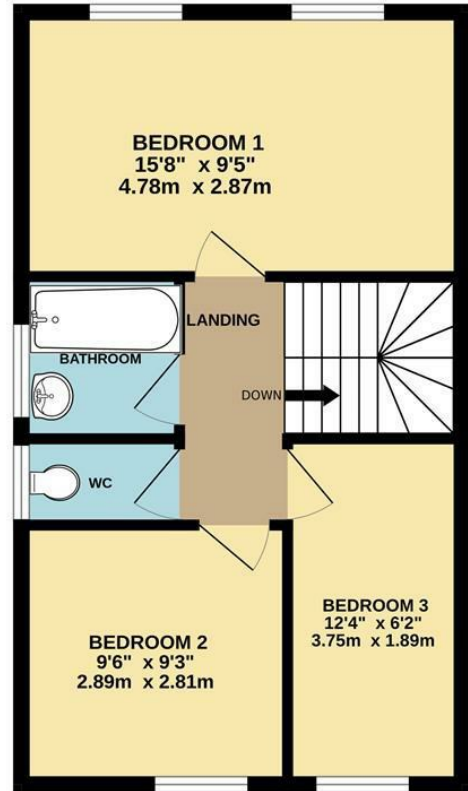


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GROUND FLOOR



1ST FLOOR

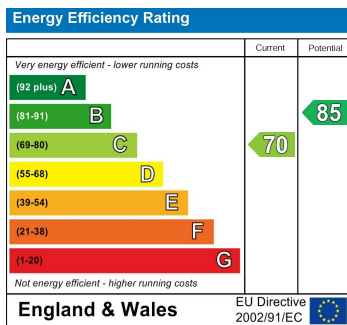


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**B**

Energy Performance Graph



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