FREEHOLD

House - Semi-Detached (EPC Rating: B)

Melton Road, Thurmaston, Leicester, LE4 8EE

PRICE:

£350,000

SETHS

4 2 1 B

4 Bedroom House - Semi-Detached located in Leicester

***** READY TO MOVE INTO - FOUR BEDROOMS - OFF ROAD PARKING - IDEAL FAMILY HOME *****

Seths are proud to present this well-presented four-bedroom semi-detached home on Melton Road in Thurmaston, offering off-road parking for two vehicles at the rear. Finished to a high standard throughout, this spacious property is ideal for growing families looking to move straight in.

The home opens with a bright entrance hall providing access to a generously sized open-plan lounge/diner with underfloor heating, dual aspect windows, and a useful downstairs WC and storage space. To the rear, the modern kitchen offers direct access to the garden and continues the home's quality finish.

The rear garden is neatly designed with a stone slabbed surface, raised patio, and a decked seating area—perfect for outdoor dining or relaxing.

On the first floor are three well-proportioned bedrooms, including a spacious master with en-suite shower room, and a modern family bathroom. The second floor features a large converted loft room, ideal as a fourth bedroom or additional living space.

Located in a sought-after area close to schools, amenities, and transport links, this is a fantastic opportunity to secure a stylish family home in Thurmaston.

To arrange a viewing, contact Seths today.

GROUND FLOOR

ENTRANCE HALL
Accessed via a composite door, the entrance hall features laminate flooring, a radiator, and houses the consumer units. Provides access to the lounge/diner, with stairs leading to the first floor.

LOUNGE/DINER
28'11" x 13'5"
Spacious open-plan reception with tiled flooring, underfloor heating, electric-powered radiator, and double glazed windows to the front and rear aspects. This room includes access to downstairs storage, a pantry, and the WC.

W/C
Finished with tiled flooring, radiator, wash hand basin, and toilet.

KITCHEN
11'4" x 9'1"
Finished with tiled flooring and partially tiled walls, the kitchen offers space for a double fridge, stainless steel sink, radiator, and UPVC door to the garden. Features base and eye-level units, plumbing for a washing machine, and integrated four-ring burner with oven and extractor. Dual double glazed windows face the side and rear aspects. Houses the gas-powered combination boiler and is fitted with spotlighting.

FIRST FLOOR

LANDING
Carpeted flooring, radiator, with access to all rooms on the first floor. Stairs lead to the second floor.

BEDROOM ONE
15'5" x 10'2"
Double bedroom with carpeted flooring, radiator, and double glazed window facing the front aspect. Includes access to the ensuite.

EN SUITE
Features laminate flooring, stand-up shower cubicle with electric function, toilet, wash hand basin, radiator, partially tiled walls, and a double glazed window facing the front.

BEDROOM THREE
13'9" x 10'3"
Double bedroom with laminate flooring, radiator, and double glazed window facing the rear aspect.

BEDROOM FOUR
9'2" x 8'3"
bedroom with carpeted flooring, radiator, and double glazed window facing the rear aspect.

FAMILY BATHROOM
Comprising laminate flooring, partially tiled walls, radiator, toilet, wash hand basin with unit, polyvinyl bathtub with electric shower, double glazed window to the side, and spotlighting.

SECOND FLOOR

LANDING
Carpeted, with access to the top floor bedroom.

BEDROOM TWO
20'2" x 16'9"
Spacious bedroom with double glazed windows to the side, radiators, and carpeted flooring.

OUTSIDE

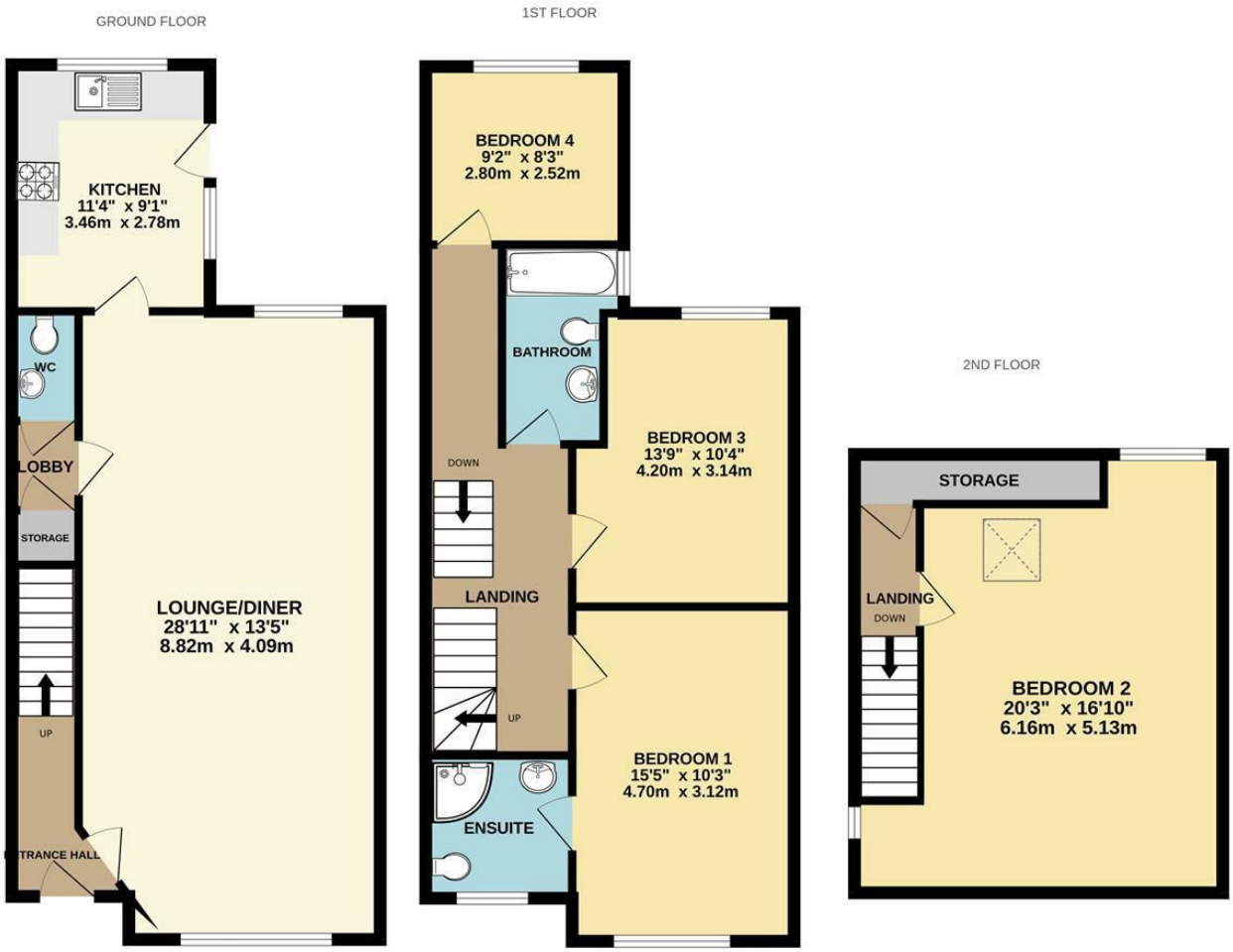
The rear garden is finished with a stone slabbed surface, bordered by a combination of brick-built and wooden fencing. Steps lead to a raised laundry area with patio surroundings, extending further to a wooden patio area with a storage shed. wooden gate allows access to the off road parking at the rear of the property.

FREEHOLD

COUNCIL TAX BAND - D

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: B
Council Tax Band: D (Charnwood)
Council Tax Rate: £
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband



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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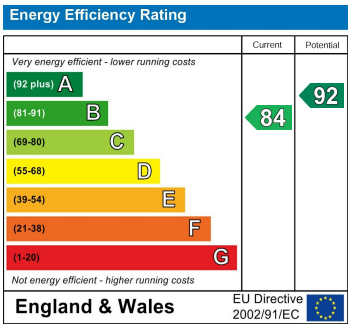
Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS