

FREEHOLD



House - Terraced

# SILVERDALE DRIVE, THURMASTON, LEICESTER, LE4 8NJ

Offers In The Region Of:

## £240,000

### FEATURES

- Three Bedrooms
- Drive for One Vehicle
- Viewings by Appointment Only
- Perfect First Home
- Gas Central Heating
- Terraced
- Two Reception Rooms
- Ideal Investment Opportunity Only
- Double Glazing
- Thurmaston



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

## ENTRANCE HALL

Laminate flooring, stairs leading to the first floor, radiator, and under-stair storage, with access to the lounge and kitchen.

## LOUNGE

12'11" x 11'8"

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

## SITTING ROOM

9'11" x 9'1"

Vinyl flooring, radiator, and a double-glazed window facing the rear aspect.

## KITCHEN

9'5" x 10'5"

Vinyl flooring, base-level units, and partially tiled walls. The kitchen includes an integrated gas hob with an oven and extractor, a stainless steel sink, and eye-level units. There is access to a storage pantry, a lobby, and a downstairs sitting room.

## LOBBY

Provides access to the outside, with a window facing the side aspect, and leads to a utility area.

## UTILITY ROOM

Features a gas-powered combination boiler, plumbing for a washer, and access to the outside.

## FIRST FLOOR

## LANDING

Carpeted flooring, with access to all rooms on the first floor and a radiator.

## BEDROOM ONE

17'3" x 12'3"

Carpeted flooring, in-built storage cupboard, radiator, and two double-glazed windows facing the front aspect.

## BEDROOM TWO

13'2" x 9'11"

Carpeted flooring, in-built storage cupboard, radiator, and a double-glazed window facing the rear aspect.

## BEDROOM THREE

9'8" x 7'5"

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

## BATHROOM

Vinyl flooring, toilet, washbasin, polyvinyl bathtub with electric shower, two double-glazed windows facing the rear aspect, and a radiator.

## OUTSIDE

The property features a front paved garden with gravel surfacing and a grass lawn. A paved path leads to a shed, and there is a pathway that leads to a wooden door providing access to the property. A metal gate allows access to the front drive, which has parking for one vehicle. The rear of the property boasts a generous garden with potential for extension, featuring a block-paved path, grass lawn, and wooden-fenced borders. Access to a shared passage leading from the rear garden to the front of the property is provided by a metal gate.

## ADDITIONAL INFORMATION

## FREEHOLD

## COUNCIL TAX BAND - B



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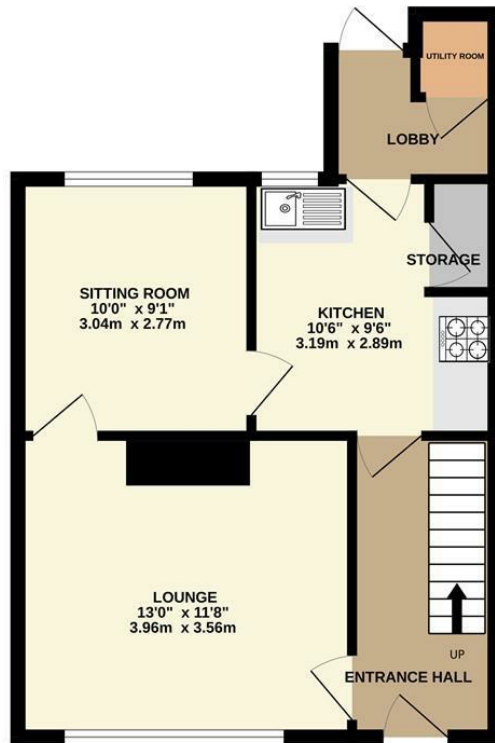
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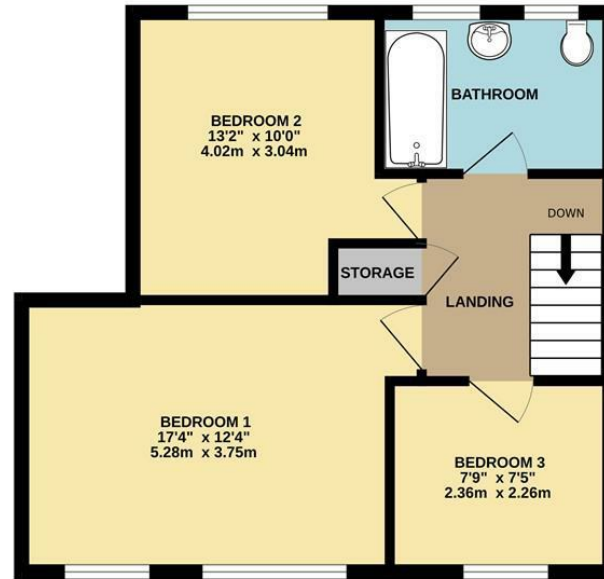
Council Tax Band

**B**

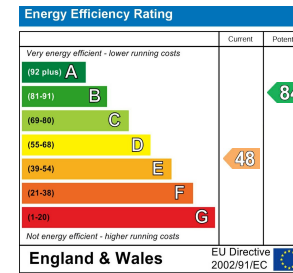
GROUND FLOOR



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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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.

