

FREEHOLD



Bungalow - Semi Detached (EPC Rating: E)

Campbell Avenue, Thurmaston, Leicester, LE4
8HB

Offers Over

£270,000

 **SETHS**

 2  1  1  E

2 Bedroom Bungalow - Semi Detached located

in Leicester

***** TWO BEDS - SEMI-DETACHED - GARAGE - OFF-ROAD PARKING *****

Seths is pleased to present this well-maintained 2-bedroom semi-detached bungalow in Thurmaston, offering ample off-road parking and a generous rear garden.

The property comprises a bright lounge with a fireplace, leading to an extended conservatory. The kitchen/diner is fitted with base and eye-level units, and integrated appliances, and provides access to a side lobby with additional storage.

Both well-proportioned bedrooms benefit from large double-glazed windows, while the family bathroom includes a walk-in shower, wash hand basin, and WC, along with a storage cupboard housing the boiler.

Additional features include a garage with electricity, loft access for extra storage, gas central heating, and double glazing throughout.

An excellent opportunity—contact Seths today to arrange a viewing!

ENTRANCE HALL

Laminate flooring, providing access to all rooms in the property and storage cupboard. Radiator.

BEDROOM ONE

13'6" x 9'11"

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

BEDROOM TWO

11'11" x 9'10"

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

BATHROOM

10'5" x 5'6"

Vinyl flooring, radiator, standing shower unit with electric function, partially tiled walls, and two double-glazed windows facing the side aspect. Includes a toilet, wash hand basin, storage cupboard with access to the boiler, standing radiator, and hatch for loft access.

KITCHEN & DINER

10'11" x 7'10"

Laminate flooring, radiator, dining area with window facing the side aspect. UPVC door provides access to the side lobby, doubling as a storage/pantry area. The kitchen features partially tiled walls, base and eye-level units, plumbing and space for a washer and dishwasher, a polyvinyl sink with mixer function, a double-glazed window facing the rear aspect, an

integrated four-ring induction burner with oven and extractor, and space for a base-level fridge. Spotlighting.

LOBBY

UPVC door provides access to the garden, with an additional UPVC door allowing access to the front drive.

LOUNGE

15'2" x 12'3"

Carpeted flooring, a radiator, a fireplace, and a sliding UPVC door allow access to the extended conservatory.

CONSERVATORY

19'1" x 7'11"

Carpeted flooring, double-glazed windows facing surrounding and rear aspects.

GARAGE

Features a solid concrete floor, housing the gas and electric meters along with the consumer unit. The garage has a pitched roof allowing for extended storage. A window faces the rear aspect, and the space is equipped with electrics. A wooden door provides access to the garden.

OUTSIDE

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION

Tenure: Freehold

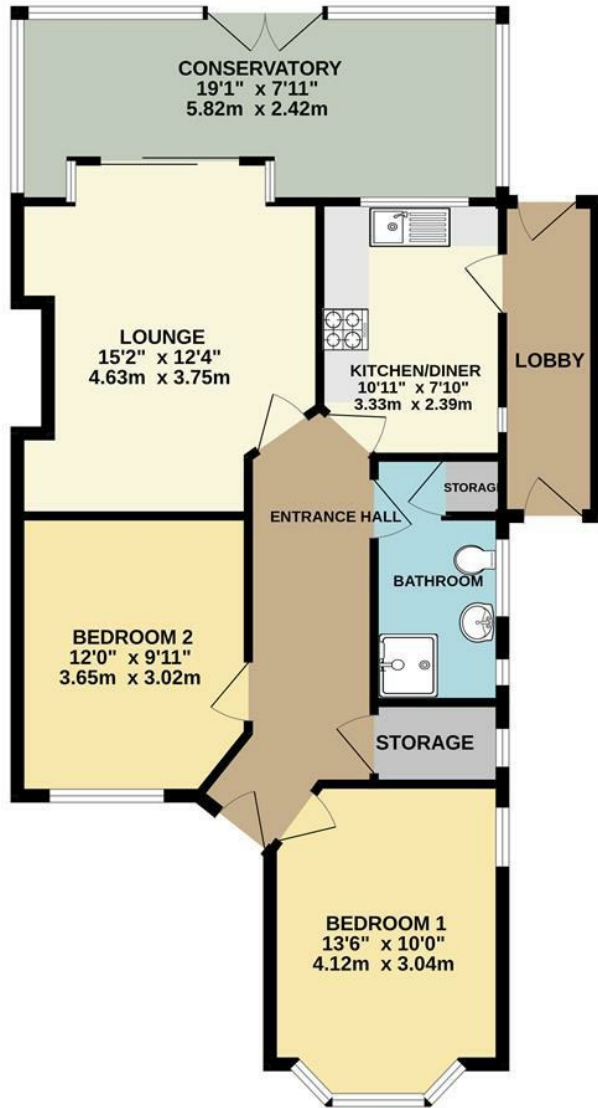


EPC rating: E
Council Tax Band: C
Council Tax Rate: £2045.67
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre





GROUND FLOOR

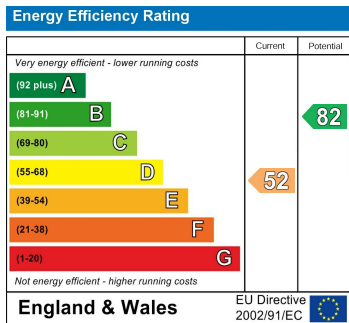


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

C

Energy Performance Graph



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