House - Semi-Detached

LONSDALE ROAD
THURMASTON
LEICESTER
LE4 8JH

Offers Over

£245,000

FEATURES

- Three Bedroom
- Ideal Renovation Project
- Gas Central Heating
- Corner Plot
- Lounge/Diner
- Semi Detached
- No Chain
- Garage
- Potential to Extend (Subject to Planning)
- Drive for One Vehicle

3 1 2 D

SETHS

3 Bedroom House - Semi-Detached located in Leicester

PORCH

ENTRANCE HALL
Carpeted flooring, stairs leading to the first floor, radiator, radiator, providing access to all rooms on the ground floor.

LOUNGE
20'2" x 13'2"
Carpeted flooring, sliding doors leading to the garden, double-glazed bay window facing the front aspect, X2 radiators.

KITCHEN
12'0" x 10'2"
Base and eye level units, partially tiled walls, vinyl flooring, uPVC door providing access to the garden, stainless sink, double glazed window facing the rear aspect, in-built four ring gas burner with oven and extractor over, radiator.

FIRST FLOOR

LANDING
Carpeted flooring, double-glazed window facing the side aspect, providing access to all rooms on the first and loft.

BEDROOM 1
11'6" x 9'9"
Carpeted flooring, radiator, double-glazed bay window facing the front aspect, in-built storage cupboards.

BEDROOM 2
10'4" x 9'9"
Carpeted flooring, radiator, double-glazed window facing the rear aspect, inbuilt storage cupboards.

BEDROOM 3
9'3" x 6'9"
Carpeted flooring, radiator, double glazed window facing the front aspect.

BATHROOM
Vinyl flooring, tiled walls, double glazed window facing the rear aspect, polyvinyl bathtub, standing shower cubicle, wash hand basin.

W/C
Vinyl flooring, double-glazed window facing the side aspect, toilet

OUTSIDE
Off-road parking is available on the side, leading to the garage. The property is on a corner plot with boundary hedging for privacy. A pathway leads to the porch. Next to the accommodation, there's a paved area, along with a lawned garden and fencing around the boundaries.

GARAGE

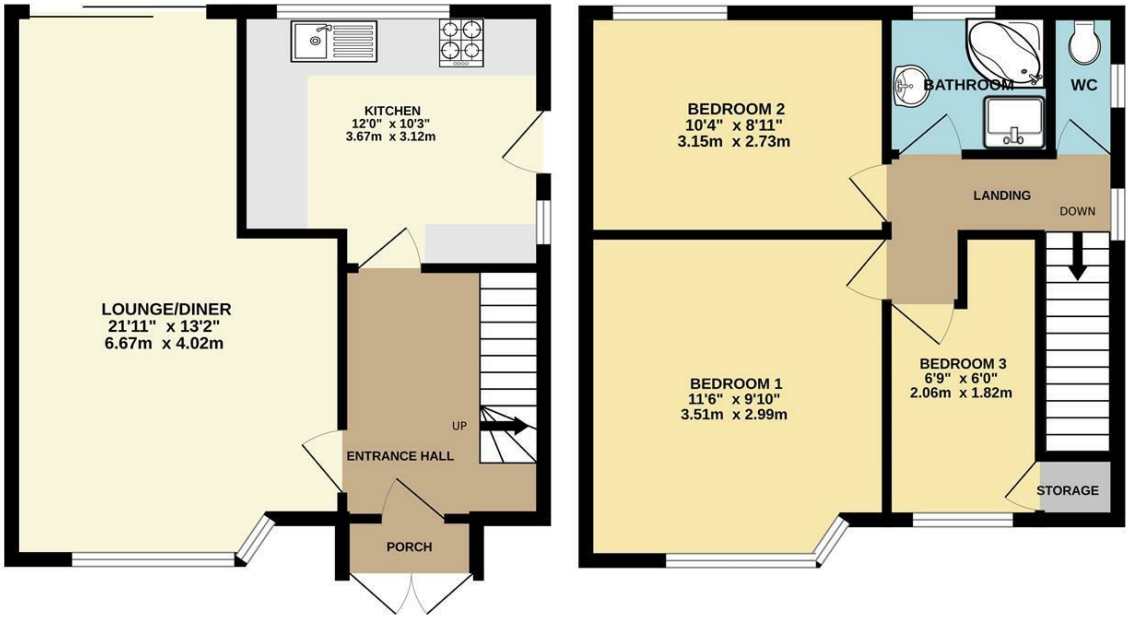
FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: C
Council Tax Rate: £1955.89
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre

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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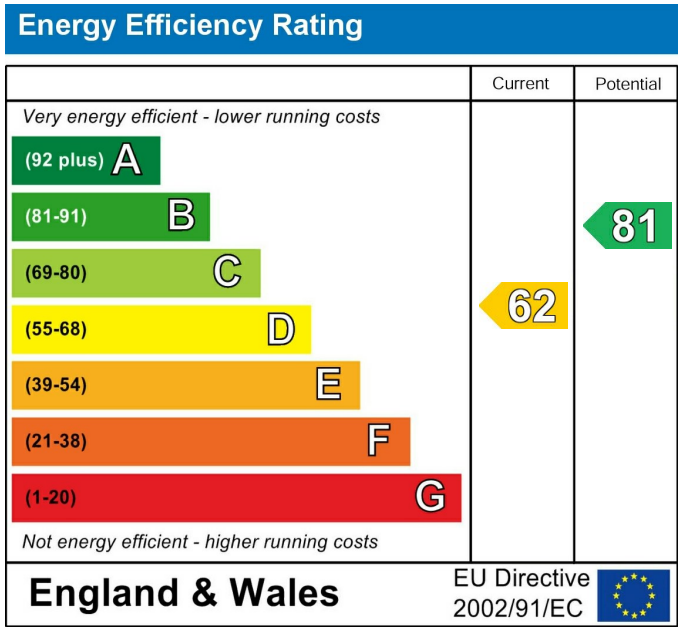

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

SETHS