FREEHOLD

House - Detached (EPC Rating: B)

Clayton Drive, Thurmaston, Leicester, LE4 8LQ

Offers Over

£225,000

SETHS

2 1 1 B

2 Bedroom House - Detached located in Leicester

***** NEW BUILD - OFF ROAD PARKING - DETACHED - NO CHAIN - THURMASTON *****

Seths are delighted to bring to market this brand-new two-bedroom detached home, located on Clayton Drive in Thurmaston and offered with no onward chain.

This newly built property has been thoughtfully designed for modern living and comes with the reassurance of a 10-year NHBC warranty. To the front, there is a block-paved driveway with space for up to three vehicles, as well as an electric car charging point. A side gate leads to the rear garden, which features a patio, lawn, and gravel pathway.

The ground floor offers a welcoming entrance hall with access to a downstairs WC, a contemporary fitted kitchen with integrated appliances, and a spacious lounge with French doors opening out to the garden. On the first floor, there are two well-proportioned bedrooms and a modern family bathroom.

This home is perfect for first-time buyers, downsizers, or those seeking a low-maintenance modern property in a convenient location.

Contact Seths Today to arrange a viewing - 0116 266 9977

GROUND FLOOR

ENTRANCE HALL
Finished with LVT flooring and accessed via a composite door, the entrance hall features a radiator and provides access to the downstairs WC, kitchen, and lounge, with stairs leading to the first floor.

W/C
Complete with LVT flooring, tiled walls, a toilet, wash hand basin, and a double-glazed window facing the front aspect.

KITCHEN
8'4" x 7'8"
Fitted with a range of base and eye-level units and finished with LVT flooring, the kitchen includes a stainless steel sink, integrated four-ring gas hob with oven and extractor over, and plumbing for a washing machine. A double-glazed window overlooks the front aspect, while spotlighting and a radiator complete the space. Open access flows into the lounge.

LOUNGE
14'10" x 12'2"
A spacious reception room with carpeted flooring, radiator, and a double-glazed window facing the rear aspect. Double UPVC doors open directly onto the garden patio.

FIRST FLOOR

LANDING
Carpeted throughout, the landing includes a radiator, double-glazed rear-facing window, storage cupboard, and loft access hatch, while providing entry to all rooms.

BEDROOM ONE
13'8" x 8'4"
Carpeted flooring, radiator, and a double-glazed window to the front aspect.

BEDROOM TWO
8'3" x 7'1"
Carpeted flooring, radiator, and a double-glazed window overlooking the rear aspect.

BATHROOM
Finished with LVT flooring and partial wall tiling, the bathroom includes a wash hand basin, toilet, standing radiator, and bathtub with mixer attachment.

OUTSIDE
The property features a block-paved driveway providing off-road parking for up to three vehicles, complete with an electric charging point. A composite front door grants access into the property, while a wooden side gate allows entry into the rear garden. The rear garden is finished with a slabbed patio, grass lawn, and a gravel pathway that provides access to the side of the house and returns to the front, where the gas and electric meters are located. The frontage is partially secluded by a wooden perimeter for added privacy.

FREEHOLD

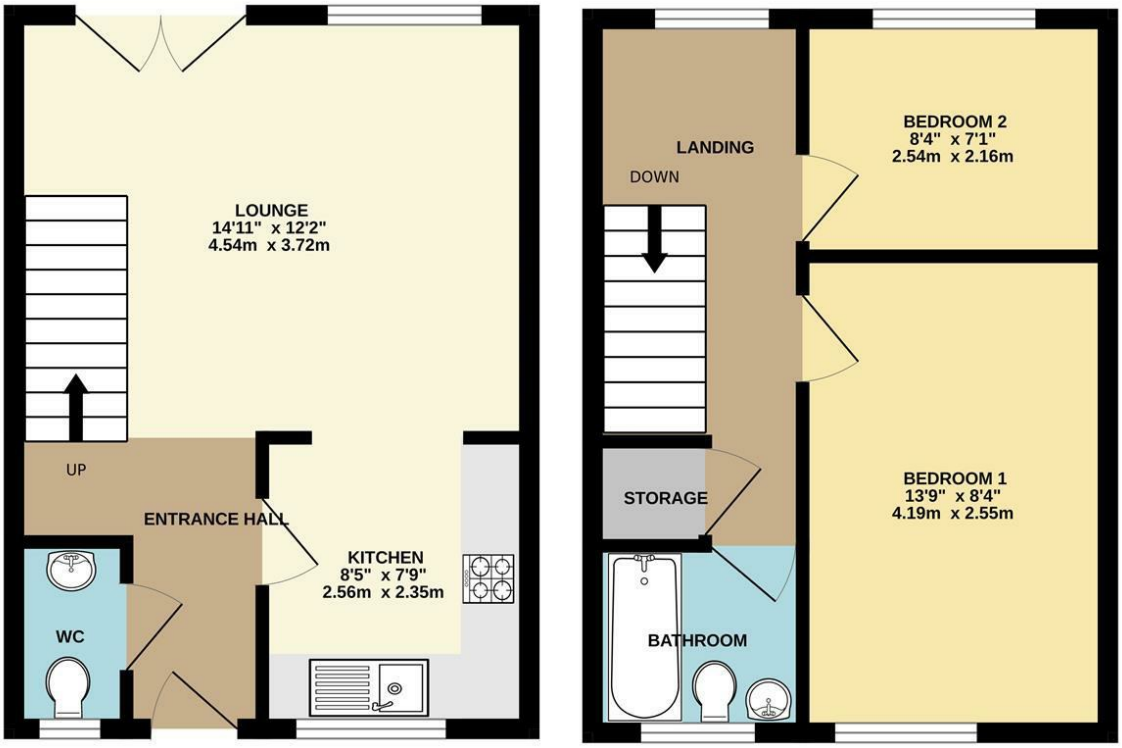
COUNCIL TAX BAND - TBC

ADDITIONAL INFORMATION

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

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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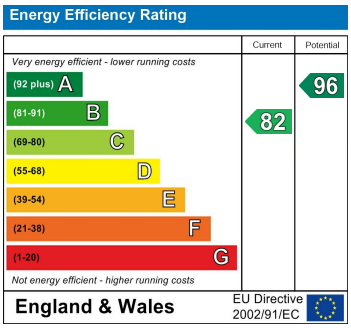
Council Tax Band

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