FREEHOLD







House - Semi-Detached (EPC Rating: C)

Cookson Road, Thurmaston, Leicester, LE4 9WT

PRICE:

£249,950

SETHS

3 2 1 C

3 Bedroom House - Semi-Detached located in Leicester

***** NO ONWARD CHAIN - EN SUITE - OFF ROAD PARKING - GARAGE - SEMI DETACHED *****

Seths Estate Agents are pleased to bring to market this three-bedroom property located on Cookson Road in Troon, Leicester. Offered to the market with no onward chain, the property benefits from a driveway for two vehicles and an attached garage, making it an ideal opportunity for families and first-time buyers alike.

To the front, a driveway provides off-road parking for two vehicles with access to the garage via a metal up-and-over door, and a gravel and slabbed path leads to the front door. To the rear, a lawned garden is enclosed by a wooden perimeter.

Internally, the ground floor comprises an entrance hall, a downstairs WC, a lounge, a kitchen and diner, and a conservatory with access to the garage and rear garden. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, a family bathroom, and a landing with loft access and storage.

Contact Seths to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL
6'3" x 3'2"
Laminate flooring, radiator, double-glazed window to the side aspect. Accessed via a uPVC door. Provides access to the WC and lounge.

DOWNSTAIRS WC
6'3" x 2'8"
Laminate flooring, radiator, wash hand basin, WC, double-glazed window to the front aspect.

LOUNGE
17'7" x 14'5"
Laminate flooring, two radiators, double-glazed window to the front aspect. Stairs leading to the first floor. Provides access to the kitchen and dining room.

KITCHEN & DINING ROOM
14'6" x 9'0"
Tiled flooring, partially tiled walls, radiator, base and high-level units, integrated four-ring gas hob with oven and integrated extractor over, stainless steel sink, space and plumbing for washing machine, gas boiler, storage cupboard beneath the stairs, double-glazed window to the rear aspect. Provides access to the conservatory.

CONSERVATORY
12'10" x 10'7"
Carpeted flooring, double-glazed windows to the side and rear aspects. uPVC door providing access to the rear garden. Provides access to the garage.

FIRST FLOOR

LANDING
12'0" x 5'8"
Carpeted flooring, storage cupboard over the stairs, loft hatch, double-glazed window to the side aspect. Provides access to all first-floor rooms.

BEDROOM ONE
11'5" x 8'5"
Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the front aspect. Provides access to the en-suite.

EN-SUITE
8'5" x 4'3"
Vinyl flooring, radiator, standing shower cubicle with mixer function, wash hand basin, WC.



BEDROOM TWO
10'8" x 8'6"
Carpeted flooring, radiator, double-glazed window to the rear aspect.

BEDROOM THREE
8'8" x 5'9"
Carpeted flooring, radiator, double-glazed window to the front aspect.

BATHROOM
5'10" x
Vinyl flooring, panelled bath, wash hand basin, WC, double-glazed window.

OUTSIDE
To the front, the property features a driveway large enough to accommodate two vehicles, with a gravel and slabbed path providing access to the uPVC front door. A metal up-and-over door provides access to the garage. To the rear, the property features a lawned garden secluded by a wooden perimeter.

GARAGE
17'9" x 8'11"
Brick-built with a pitched roof and concrete flooring. Metal up-and-over door.

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: A (Leicester)
Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

COUNCIL TAX BAND - C

FREEHOLD

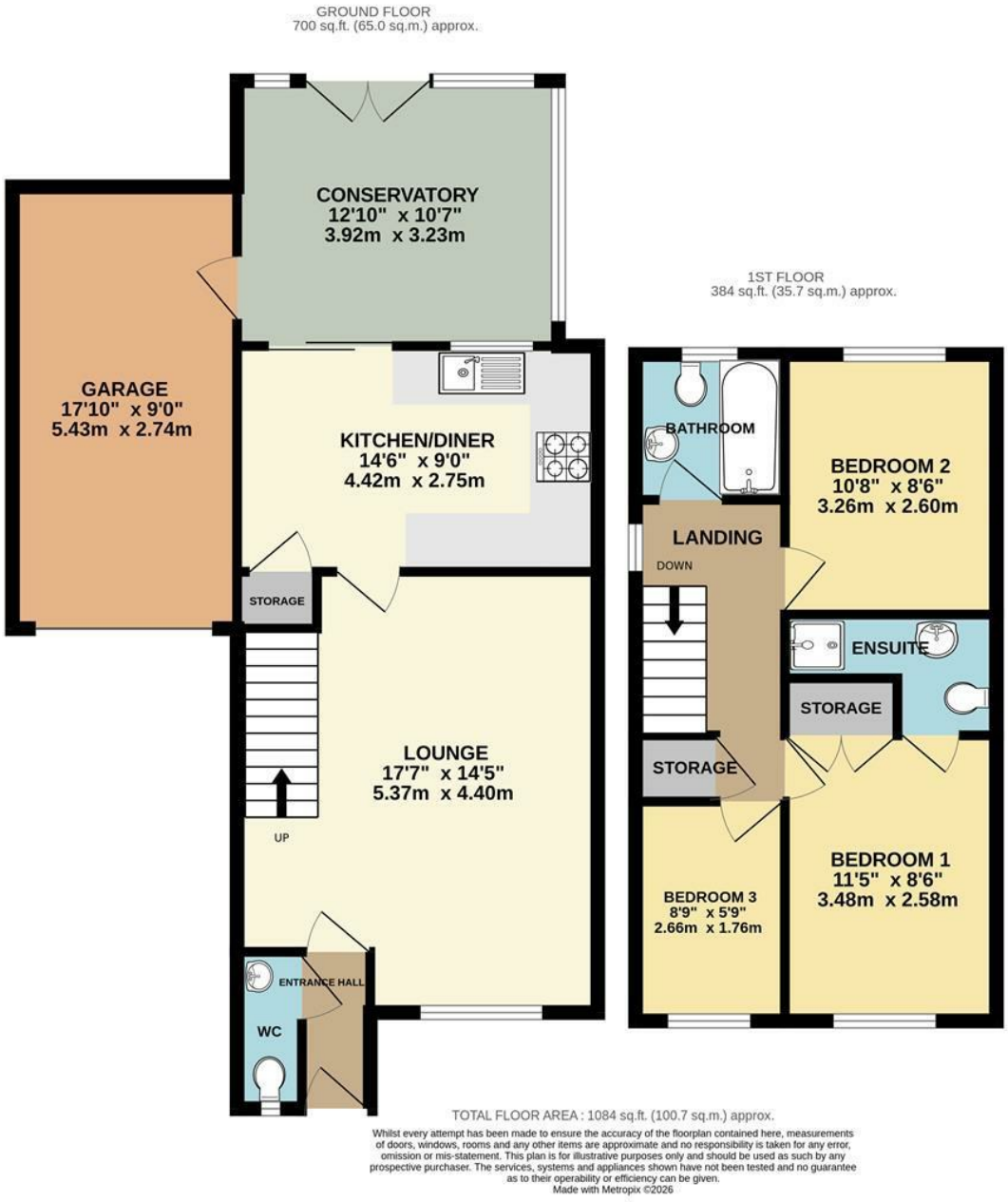








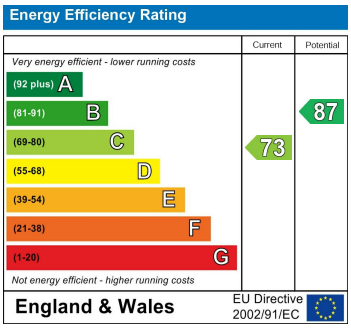




Council Tax Band

C

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