

FREEHOLD



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



 **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



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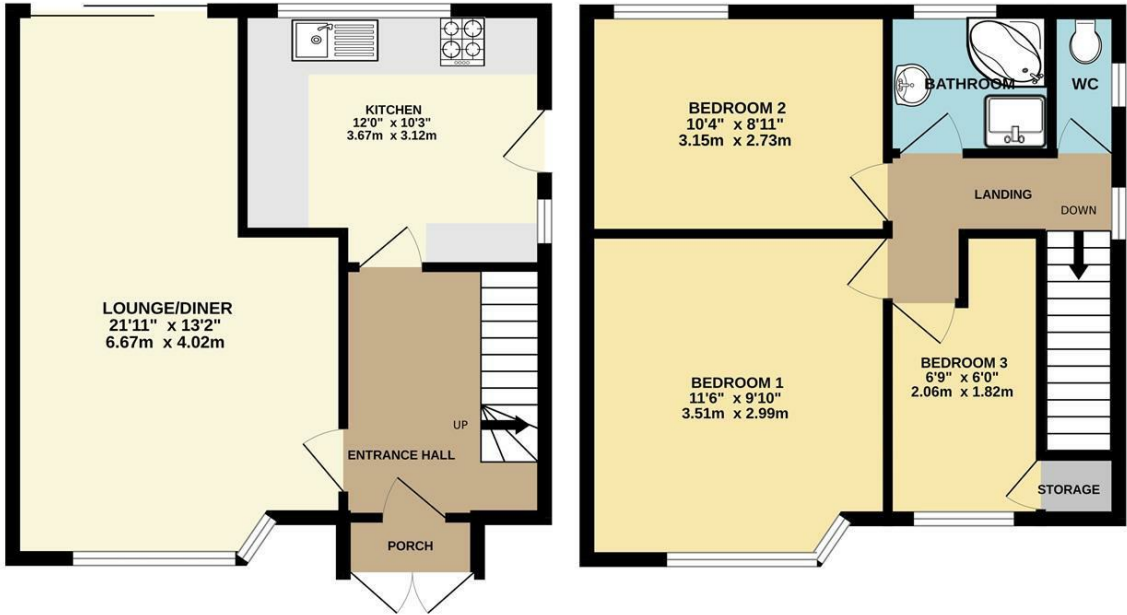
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Council Tax Band

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

