

FREEHOLD



House - Detached (EPC Rating:)

Colby Drive, Thurmaston, Leicester, LE4 8LA

Offers Over

£460,000

 **SETHS**

 4  2  1 

4 Bedroom House - Detached located in Leicester

***** FOUR BEDROOMS - LARGE GARAGE - DETACHED HOME - EN SUITE - THURMASTON *****

A spacious and well-presented four bedroom semi-detached family home, situated in the popular Thurmaston area located within Leicester. The property benefits from multiple reception spaces, a garage, downstairs WC, an office, and a good-sized rear garden—making it ideal for growing families.

Inside, the property features an entrance porch leading into a welcoming hallway with wooden flooring and an exposed brick feature wall. The ground floor offers a generous lounge with sliding doors to the garden, a separate dining room, and a fitted kitchen with access to a utility room and downstairs WC. An additional office room provides excellent flexibility for home working or study.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious main bedroom with an ensuite, plus a family bathroom. The landing includes storage and houses the recently installed gas powered combination boiler.

Outside, the home enjoys a low-maintenance rear garden with a paved patio, lawn, and gated side access to the front driveway. A larger-than-average garage with electric up-and-over door provides further storage or parking.

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GROUND FLOOR

PORCH

5'4" x 4'7"

Accessed via a wooden entrance door, the porch features tiled flooring, a radiator, and a further wooden internal door leading into the entrance hall.

ENTRANCE HALL

10'4" x 9'7"

The entrance hall is finished with wooden flooring and includes a radiator, double-glazed window overlooking the rear aspect, and stairs rising to the first floor. A storage cupboard is located beneath the stairs. The hallway allows access to the kitchen and lounge, and features an exposed brick feature wall.

KITCHEN

12'1" x 11'11"

The kitchen is fitted with tiled flooring, partially tiled walls, and a range of base and eye-level units. There is space for a large cooker with oven, along with an integrated extractor hood, sink, space for a fridge, and a radiator. The room includes double-glazed windows to both the side and front aspects and provides access into the dining room and utility room.

UTILITY ROOM

5'5" x 5'4"

Finished with tiled flooring, the utility room includes a radiator, part tiled walls, plumbing and space for a washing machine and dishwasher, and eye-level storage units. Doors provide access to the garage and the downstairs WC.

W/C

5'4" x 2'2"

Comprising tiled flooring, wash hand basin, toilet, radiator, and a double-glazed window facing the side aspect.

GARAGE

14'10" x 13'2"

A generous garage with concrete flooring, metal electric up-and-over door, double-glazed window to the side aspect, gas meter, electric meters, consumer unit, and base-level storage units. Large enough to accommodate a sizeable vehicle.

DINING ROOM

9'7" x 7'10"

Features laminate flooring, a radiator, and an interior window overlooking the entrance hall. Open access leads directly into the lounge.

LOUNGE

20'6" x 11'11"

A spacious lounge with laminate flooring, a radiator, and a



double-glazed window overlooking the rear aspect. Sliding UPVC doors open into the rear garden, and there is additional access into the office room.

OFFICE

9'7" x 6'11"

Ideal as a home workspace, this office features laminate flooring, a radiator, and a double-glazed window to the side aspect.

FIRST FLOOR

LANDING

13'5" x 9'8"

The landing is carpeted, with views overlooking the entrance hall. It features a double-glazed window to the front aspect, radiator, spotlighting, and storage cupboard housing the newly installed gas-powered combination boiler. Provides access to all rooms on the first floor.

BEDROOM ONE

14'10" x 13'3"

A large double bedroom with carpeted flooring, radiator, inbuilt storage cupboards, and a double-glazed window facing the rear aspect. Access is provided to the ensuite.

EN SUITE

13'3" x 6'8"

The ensuite includes tiled flooring, partly tiled walls, a radiator, double-glazed side window, wash hand basin, toilet, and a stand-up shower cubicle with mixer function.

BEDROOM TWO

11'6" x 8'3"

A double bedroom with carpeted flooring, radiator, double-glazed rear-facing window, and storage cupboard.

BEDROOM THREE

12'2" x 7'3"

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

BEDROOM FOUR

8'9" x 6'5"

Finished with carpeted flooring, radiator, and a double-glazed window to the front aspect.

BATHROOM

8'9" x 5'11"

The family bathroom includes tiled flooring, tiled walls, radiator, wash hand basin, toilet, polyvinyl bathtub, and a double-glazed window facing the front aspect.



OUTSIDE

The rear garden offers a paved patio area and a lawn, enclosed by a combination of wooden fencing and brick-built perimeter. A wooden side gate provides access to the front driveway.

FREEHOLD

COUNCIL TAX BAND - E

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: E(Charnwood)

Council Tax Rate: £2,947.50

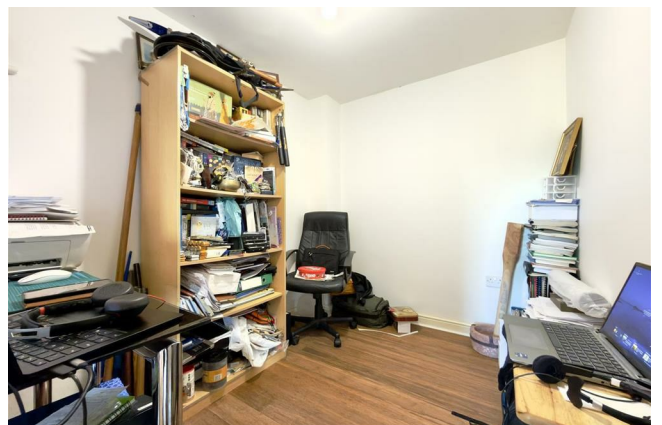
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

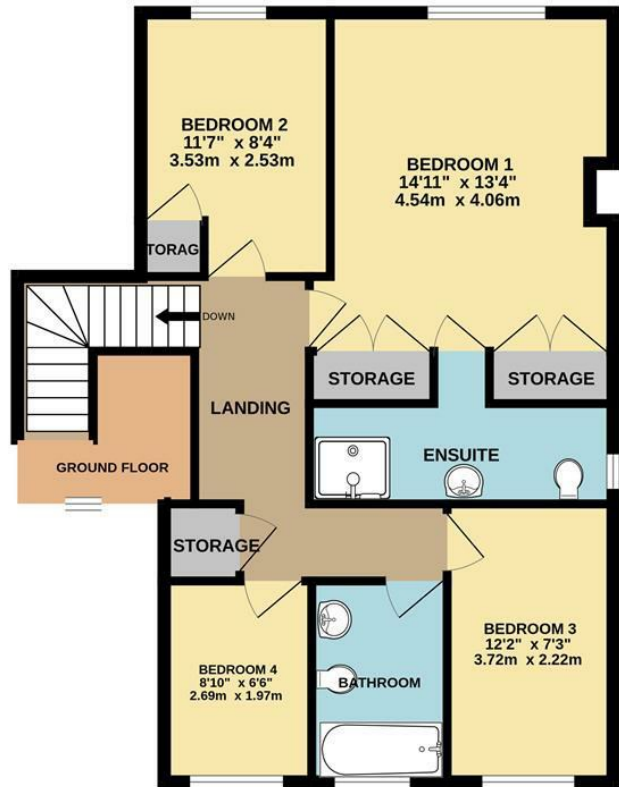




GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.1 sq.m.) approx.

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

E

Energy Performance Graph

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

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