



27 Silverdale Drive  
, Thurmaston, LE4 8NJ  
**£295,000**



### PERFECT FOR ENTERTAINING!

Set on a generous plot in the ever popular village of Thurmaston, this spacious, mid-town house is a must view for potential buyers. The accommodation briefly consists of a fabulous open plan living-kitchen-diner and a WC to the ground floor with three bedrooms and a family bathroom to the first floor. The property also benefits from upvc double glazing, gas central heating, off road parking for four vehicles and a large rear garden which offers the potential to extend if required. Viewing is strictly by appointment only.

- Spacious, Well Presented Mid Town-House
- Generous Plot With Scope To Extend
- Open Plan Living-Kitchen-Diner Perfect For Entertaining
- Three Bedrooms
- Bathroom & Downstairs WC
- Upvc Double Glazing & Gas Central Heating
- Off Road Parking For Up To Four Vehicles
- EPC Rating D, Freehold, Council Tax Band B





Location

Thurmaston is located around 3 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Churchill & Eastfield Primary School and The Roundhill Academy.

The Property

The property is entered via a double glazed composite door leading into.

Living Kitchen Diner

21'10" x 18'9" (6.66 x 5.73)

With tiled flooring and recessed spotlighting throughout, the kitchen is fitted with a gloss white floor and wall mounted units with roll top work surfaces. The kitchen also benefits from a fitted oven, hob and extractor, integrated microwave, sink and drainer unit and an island with feature lighting. The living, dining area benefits from a vertical radiator, understairs storage area, bi-fold doors leading onto the rear garden and door leading to the WC.

WC

3'1" x 5'4" (0.96 x 1.63 )

Fitted with a two piece suite comprising, low level wc and a vanity unit with basin.

The First Floor Landing

5'7" x 8'3" (1.72 x 2.54)

With loft hatch, airing cupboard and provides access to the following.

Bedroom One

17'3" x 9'10" (5.27 x 3.02)

With two windows to the rear, laminate wood flooring and built in cupboard.

Bedroom Two

13'1" x 11'8" (3.99 x 3.56)

With window to the front and laminate wood flooring.

Bedroom Three

7'6" x 7'6" (2.30 x 2.30 )

With window to the front.

Bathroom

5'4" x 7'6" (1.65 x 2.31 )

Fully tiled bathroom fitted with a three piece suite comprising, low level WC, bath with shower over and vanity unit with mounted basin.

Outside

To the front is block paved drive way providing parking for up to four vehicles.

To the rear is a large garden with block paved patio, artificial lawn, brick store, gated access to the front of the property and fenced boundaries.

Services

The property benefits from mains, gas, water, electric and drainage.

Internet-standard,ultra and super fast, see ofcom checker for more details

Mobile-see ofcom checker for more details.



Floor Plan



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

