Aston&Co
ESTATE & LETTING AGENTS

66 Sandiacre Drive

Thurmaston, Leicester, LE4 8GB

£235,000

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ATTENTION FIRST TIME BUYERS! WELL PRESENTED SEMI DETACHED HOME, POPULAR VILLAGE LOCATION. Aston & Co are delighted to offer to the market this spacious semi detached home set in the ever popular village of Thurmaston. The accommodation briefly consists of, entrance hall, lounge, breakfast-kitchen and a garden room to the ground floor. The first floor offers two bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating, rear garden and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented, Semi Detached Home
- Popular Village Location
- Lounge, Breakfast-Kitchen & Garden Room
- Two Bedrooms
- Generous Rear Garden
- Off Road Parking
- Upvc Double Glazing & Gas Central Heating
- 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 Infant Schools and The Roundhill Academy.

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

Entrance Hall
With stairs to the first floor and provides access to the following.

Lounge
10'08 x 17'05 (3.25m x 5.31m)
With window to the front, coved ceiling and gas fire with feature surround.

Breakfast Kitchen
9' 3 x 14'3 (2.74m 0.91m x 4.34m)
Fitted with a range of floor and wall mounted units with rolltop work surfaces and tiled splashbacks. The kitchen also benefits from a fitted oven, hob and extractor, stainless steel sink and drainer unit, plumbing for a washing machine, breakfast bar and a pantry.

Garden Room
10'11" x 12'7" (3.35 x 3.86)
With laminate wood flooring and upvc double glazed patio doors leading onto the decking.

The First Floor Landing
With window to the side, loft access and provides access to the following.

Bedroom One
10'8" x 14'4" (3.27 x 4.37)
With window to the front, coved ceiling and built in wardrobe.

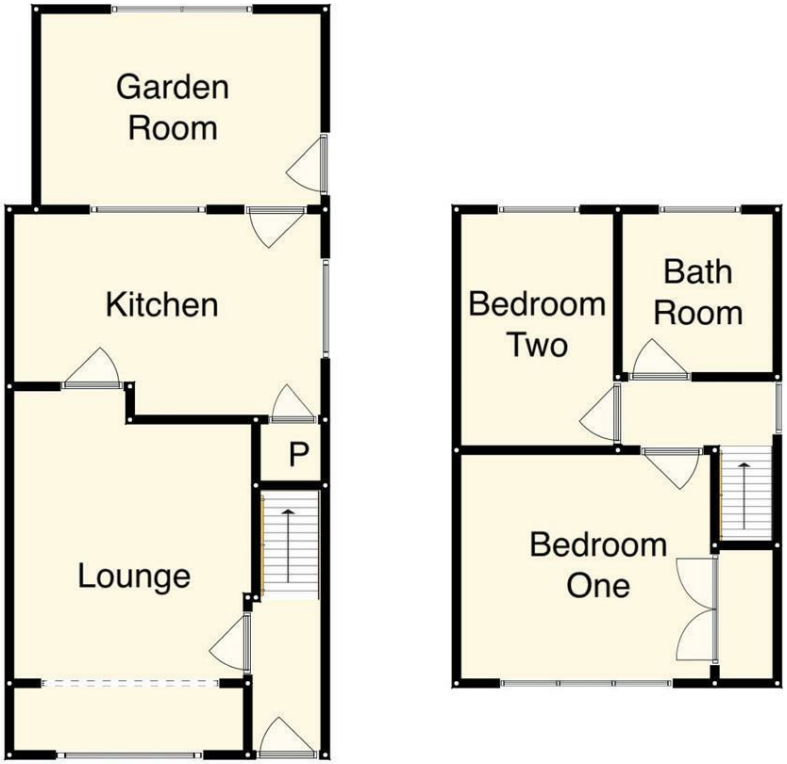
Bathroom
7'3" x 6'11" (2.23 x 2.11)
Fitted with a three piece suite comprising, low level wc, vanity unit with basin and bath with shower over.

Bedroom Two
6'11" x 10'10" (2.13 x 3.32)
With window to the rear.

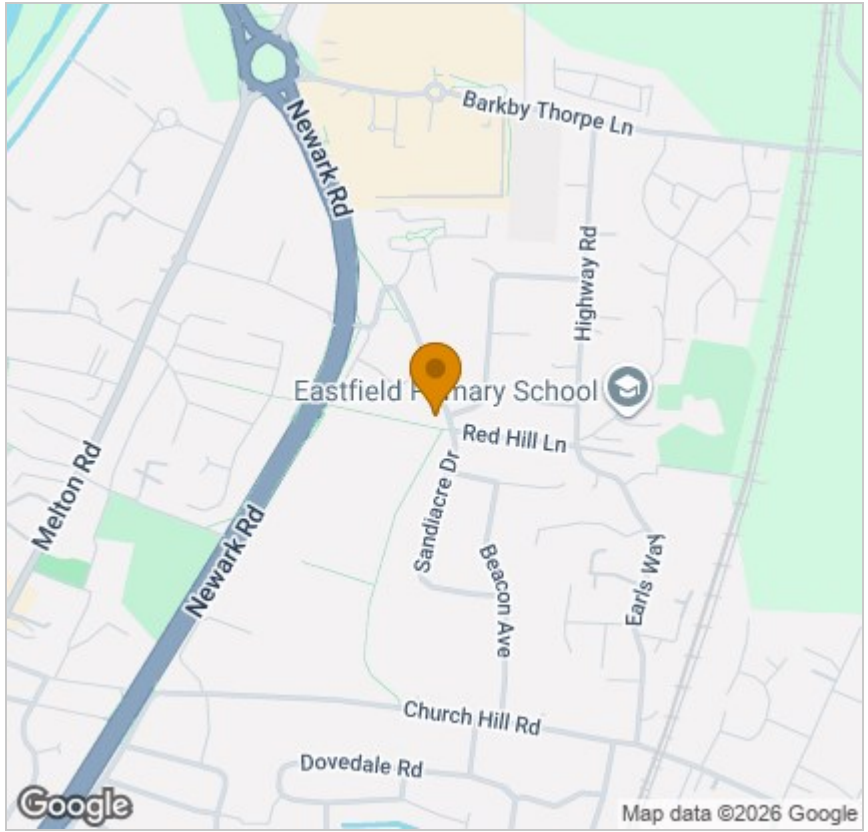
Outside
To the front is a block paved frontage with walled boundaries providing car standing.
To the rear is a generous garden with two decked areas, gravelled border and fenced boundaries with the remainder being laid to lawn.

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

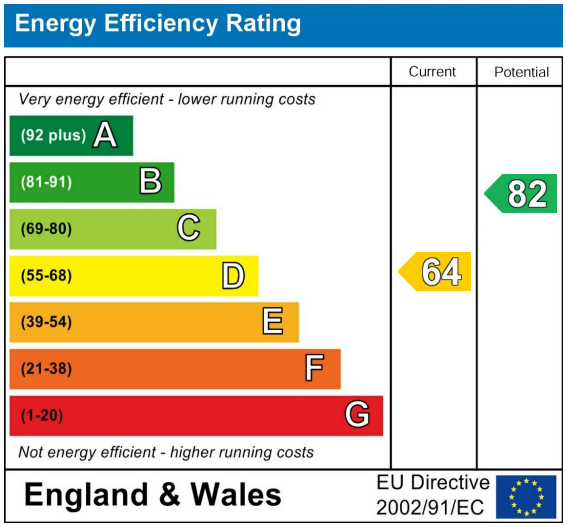
Floor Plan



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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