



14 Lea Close
, Thurmaston, LE4 8DW
£260,000

Offering a larger than average rear garden and set within walking distance of Costco & Watermead Country Park is this immaculately presented, extended three bedroom house located in the ever popular village of Thurmaston. With accommodation over three floors, the property briefly comprises; entrance hall, lounge, kitchen-diner and utility with WC to the ground floor. To the first floor are two bedrooms and a family bathroom with a further room set on the third floor. The property also benefits from uPVC double glazing and gas central heating.

- Immaculately Presented
- Three Double Bedrooms
- Kitchen-Diner
- Utility & Downstairs WC
- Larger Than Average Rear Garden
- Walking Distance to Costco & Watermead Country Park
- Freehold / Council Tax Band A / EPC Rating TBC



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 Schools and The Roundhill Academy.

The Property

The property is entered via a uPVC composite door leading into.

Hall

With stairs to the first floor and leads into.

Lounge

15'09 x 10'10 (4.80m x 3.30m)

(into bay) Spacious lounge with gas fire and feature surround, coved ceiling, uPVC double glazed bay window and storage under the stairs.

Kitchen-Diner

11'08 x 13'13 (3.56m x 3.96m)

Opened up via an archway the dining area houses the family dining table with uPVC double glazed window to the rear aspect.

The kitchen is fitted with a range of floor and wall mounted units with rolltop work surface and tiled splashbacks and offers an electric hob and oven.

Utility with WC

With plumbing for a washing machine, dishwasher and tumble dryer. The utility offers further floor and wall mounted units with worktop, WC and leads out onto the rear garden.

The First Floor Landing

With stairs leading to the ground floor and second floor and provides access into.

Bedroom One

12'11 x 9'06 (3.94m x 2.90m)

Double bedroom with uPVC double glazed window to the front aspect.

Bedroom Two

12'01 x 8'04 (3.68m x 2.54m)

Double bedroom with uPVC double glazed window to the rear aspect.

Family Bathroom

8'05 x 5'10 (2.57m x 1.78m)

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The tiled bathroom also offers an extractor fan, radiator and an obscure uPVC double glazed window to the rear aspect.

Bedroom Three

11'05 x 14'08 (3.48m x 4.47m)

(maximum measurements) Located on the second floor this double bedroom offers storage in the eaves and benefits from a Velux window to the rear aspect.

Outside

To the front of the property is a low maintenance garden with walled boundary.

To the side is gated access which in turn leads to the rear garden.

To the rear is a larger than average garden with brick paved patio, lawned areas, planted borders, fenced boundaries, paved path and further space for garden hobbies.



Floor Plan



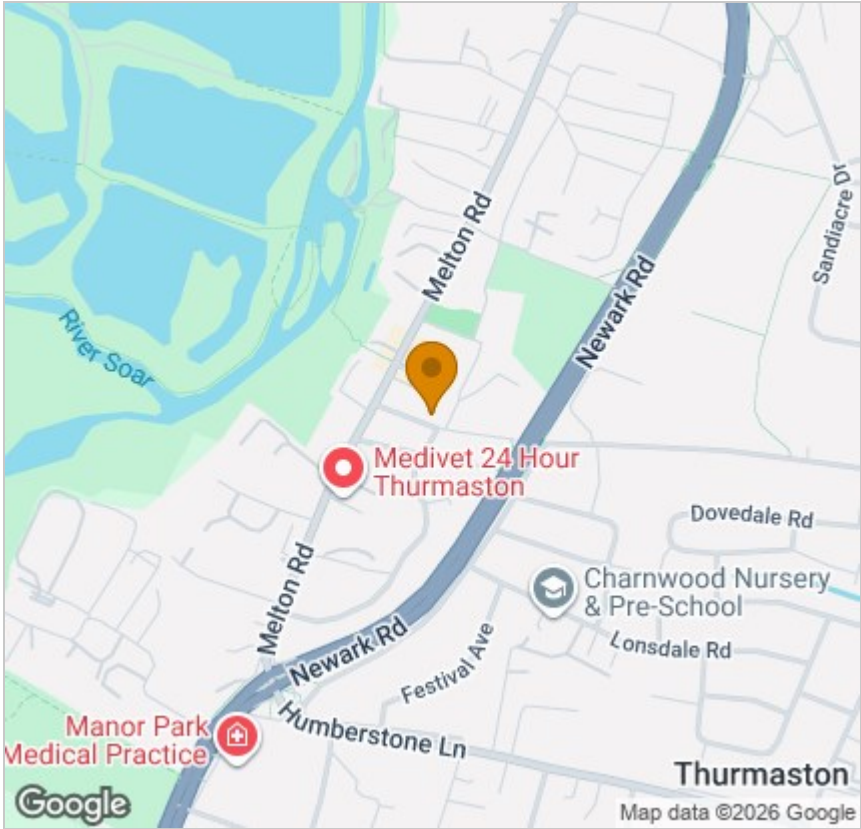
Viewing

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

