



**Aston & Co**  
ESTATE & LETTING AGENTS

32 Brook Street

Thurmaston, Leicester, LE4 8DA

**£225,000**





GARDEN, GARAGE & PARKING! Set in the heart of Thurmaston village this well presented terraced home is equally suited to first time buyers, downsizers and investors alike. The accommodation briefly consists of, two reception rooms, a contemporary kitchen, utility room and a wc to the ground floor. To the first floor is spacious four piece bathroom and two good size bedrooms. The property also benefits from gas central heating and upvc double glazing. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented, Spacious Terraced Home
- Two Reception Rooms, Kitchen, Utility & WC
- Two Bedrooms
- Four Piece Bathroom
- Gas Central Heating, Double Glazing
- Garden, Garage & Parking
- Viewing Essential
- EPC Rating E, Council Tax Band A, Freehold



**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.

**Lounge**

13'3" x 11'1" (4.05 x 3.39 )

With bay window to the front.

**Dining Room/Reception Two**

11'10" x 11'0" (3.62 x 3.36)

With stairs to the first floor, understairs storage cupboard, and door leading to the kitchen.

**Kitchen**

12'3" x 6'3" (3.75 x 1.93)

Fitted with a range of floor and wall mounted units with roll top work surfaces. The kitchen also benefits from a fitted oven and hob, integrated microwave, ceramic sink and drainer unit and oak flooring.

**Rear Hall**

2'9" x 5'11" (0.84 x 1.81)

With tiled flooring and door to the rear garden.

**Utility**

5'3" x 5'11" (1.62 x 1.81 )

With plumbing for a washing machine and further appliance space.

**WC**

2'10" x 5'3" (0.87 x 1.62 )

With low level wc and wall mounted basin.

**The First Floor Landing**

With loft hatch and provides access to the following.

**Bedroom One**

11'5" 12'7" (3.48 3.86)

With window to the front and fitted wardrobes.

**Bedroom Two**

11'10" x 9'8" (3.63 x 2.97)

With window to the rear and built in cupboard.

**Bathroom**

11'6" x 6'3" (3.51 x 1.93)

Fitted with a four piece suite comprising, low level wc, pedestal basin, bath and walk in shower.

**Outside**

To the front is gravelled garden with walled boundary's and gated access.

To the rear is a low maintenance garden with fenced boundaries, garage and gated access. Beyond the garage is a parking space.

**Services**

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

Internet, standard, superfast and ultrafast see Ofcom checker for more details.





Floor Plan



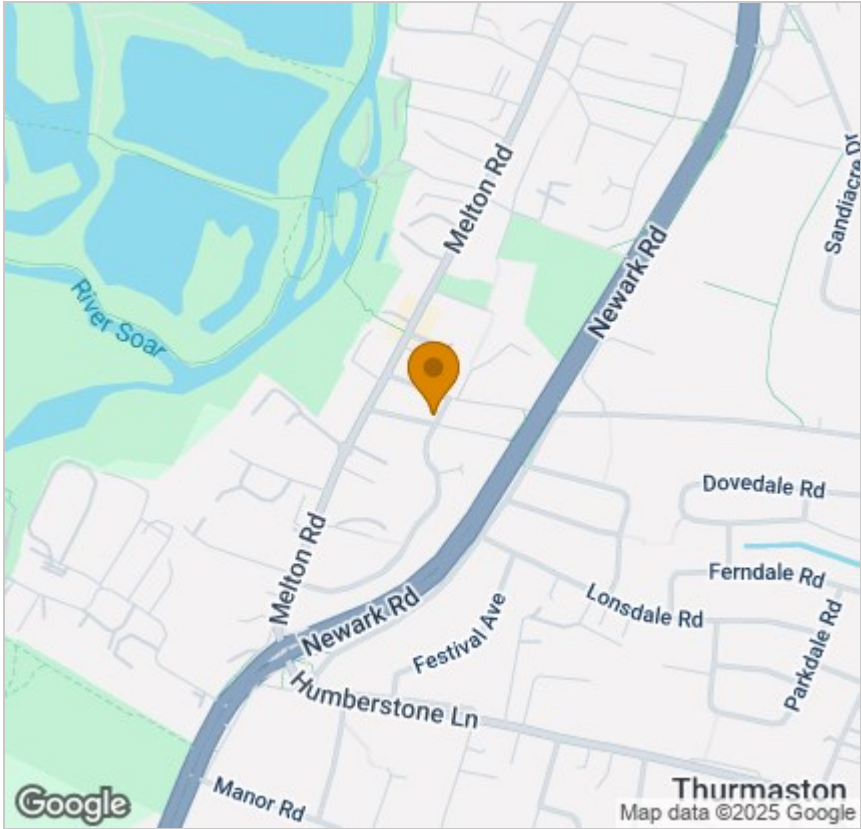
Viewing

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

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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Area Map



Energy Efficiency Graph

