



66 Sandiacre Drive  
Thurmaston, Leicester, LE4 8GB  
**£235,000**



**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



## Viewing

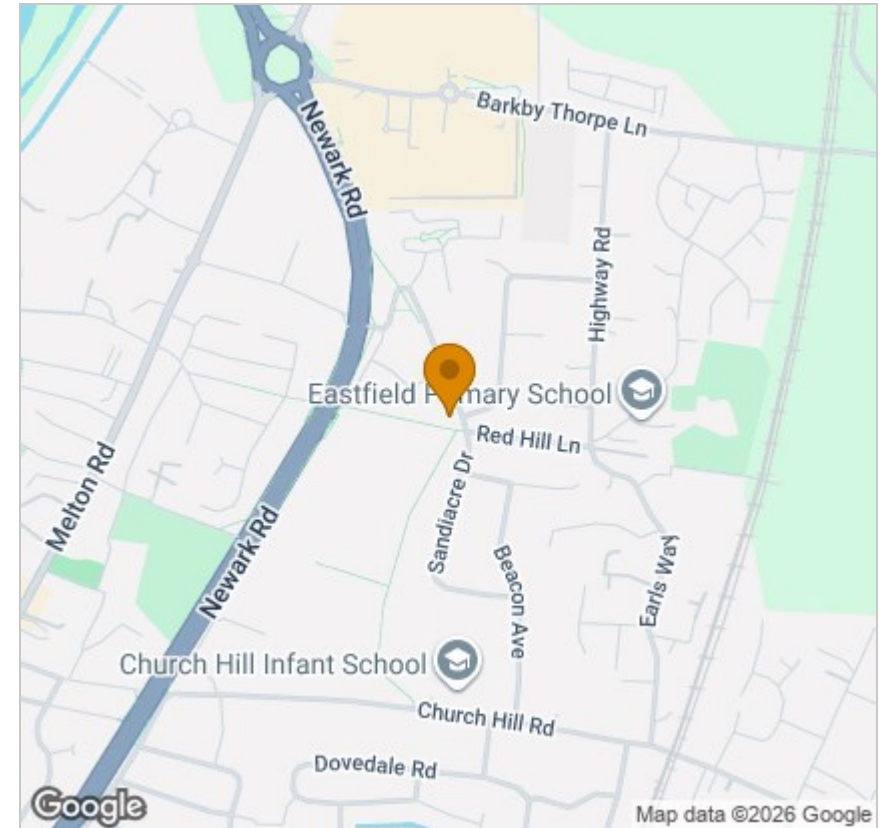
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: [syston@astonandco.co.uk](mailto:syston@astonandco.co.uk) <https://astonandco.co.uk/>

## Area Map



## Energy Efficiency Graph

