



22 Dorothy Avenue
, Thurmaston, LE4 8AB
£320,000



DETACHED FAMILY HOME, POPULAR VILLAGE LOCATION, NO UPWARD CHAIN!
Aston & Co are delighted to offer to the market this detached family home set in the popular village of Thurmaston. The accommodation briefly consists of, porch, entrance hall, lounge, kitchen-diner, conservatory and a WC to the ground floor. To the first floor are three bedrooms and a wet room. The property also benefits from gas central heating, upvc double glazing, front & rear gardens, garage and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Detached Family Home
- Popular Village Location
- Three Bedrooms
- Lounge, Kitchen-Diner & Conservatory
- Front & Rear Gardens
- Upvc Double Glazing & Gas Central Heating
- Garage & Parking
- EPC Rating D, Freehold, Council Tax Band C



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 door leading into.

Porch

3'0" x 7'4" (0.93 x 2.26)

With glazed door leading into

Entrance Hall

12'9" x 5'8" (3.90 x 1.75)

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

Lounge

12'4" x 14'3" (3.78 x 4.35)

With bay window to the front, coved ceiling, wall lights, fire and stone surround.

Kitchen-Diner

9'1" x 18'9" (2.78 x 5.72)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted oven and hob, sink and drainer unit and plumbing for a washing machine.

Conservatory

9'3" x 9'3" (2.82 x 2.84)

With french doors leading onto the rear garden.

Rear Hall

11'5" x 3'8" (3.50 x 1.12)

Providing access to the front and rear of the property and the WC.

WC

4'9" x 3'8" (1.46 x 1.13)

Fitted with a two piece suite comprising, low level wc & wall mounted basin.

The First Floor Landing

7'5" x 9'4" (2.27 x 2.86)

With window to the side, loft hatch, boiler cupboard and provides access to the following.

Bedroom One

10'8" x 14'4" (3.26 x 4.37)

With window to the front and fitted wardrobes.

Bedroom Two

10'9" x 8'10" (3.30 x 2.71)

With window to the rear.

Bedroom Three

6'5" x 7'8" (1.96 x 2.34)

With window to the front.

Wet Room

5'6" x 7'5" (1.69 x 2.28)

With low level wc, wall mounted basin, and shower.

Outside

To the front is a drive way and garden to the rear is a lawned garden with fenced boundaries.

Services

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

Internet-standard, super & ultrafast.

Mobile- see ofcom checker for details



Floor Plan



Viewing

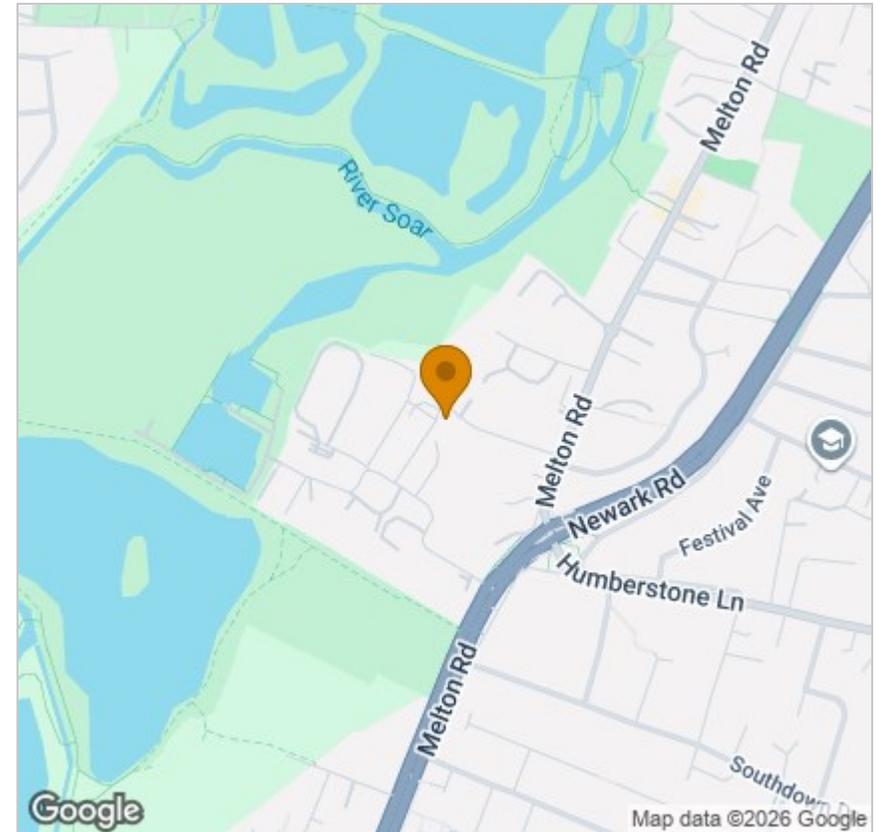
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

