



10 Winterton Close  
Thurmaston, Leicester, LE4 8PA

Offers In The Region Of £280,000



SEMI DETACHED FAMILY HOME, POTENTIAL TO EXTEND & NO UPWARD CHAIN!!

Set in the popular village of Thurmaston this well presented semi detached home is must view for potential buyers. The accommodation briefly consists of, entrance porch, lounge and kitchen-diner to the ground floor with three bedrooms and a family bathroom to the first floor. The property also benefits from, upvc double glazing, gas central heating, front and rear gardens and off road parking. Viewing is strictly by appointment only.

- Well Presented Semi Detached Home
- Lounge & Kitchen-Diner
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Off Road Parking
- Viewing Essential
- EPC Rating C, 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 upvc door leading into.



## Entrance Porch

With storage cupboard and door providing access to the following.

## Lounge

11'11" x 14'7" (3.65 x 4.47)

With window to the front aspect, stairs to the first floor and electric fire with feature surround.



## Kitchen-Diner

12'1" x 14'7" (3.69 x 4.47)

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, hob and extractor, sink and drainer unit, plumbing for a washing machine and a breakfast bar.

## Bedroom One

9'8" x 14'8" (2.97 x 4.48)

With two windows to the front aspect.

## Bedroom Two

8'6" x 8'1" (2.60 x 2.47)

With window to the rear aspect.



## Bedroom Three

9'9" x 6'1" (2.99 x 1.86)

With window to the rear.

## Bathroom

6'5" x 5'6" (1.98 x 1.69)

Fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

## Outside

To the front is a lawned garden with fenced boundaries, brick store, gated access to the rear and a gravelled driveway.

To the rear is a garden with patio and fenced boundaries with the remainder being laid to lawn.

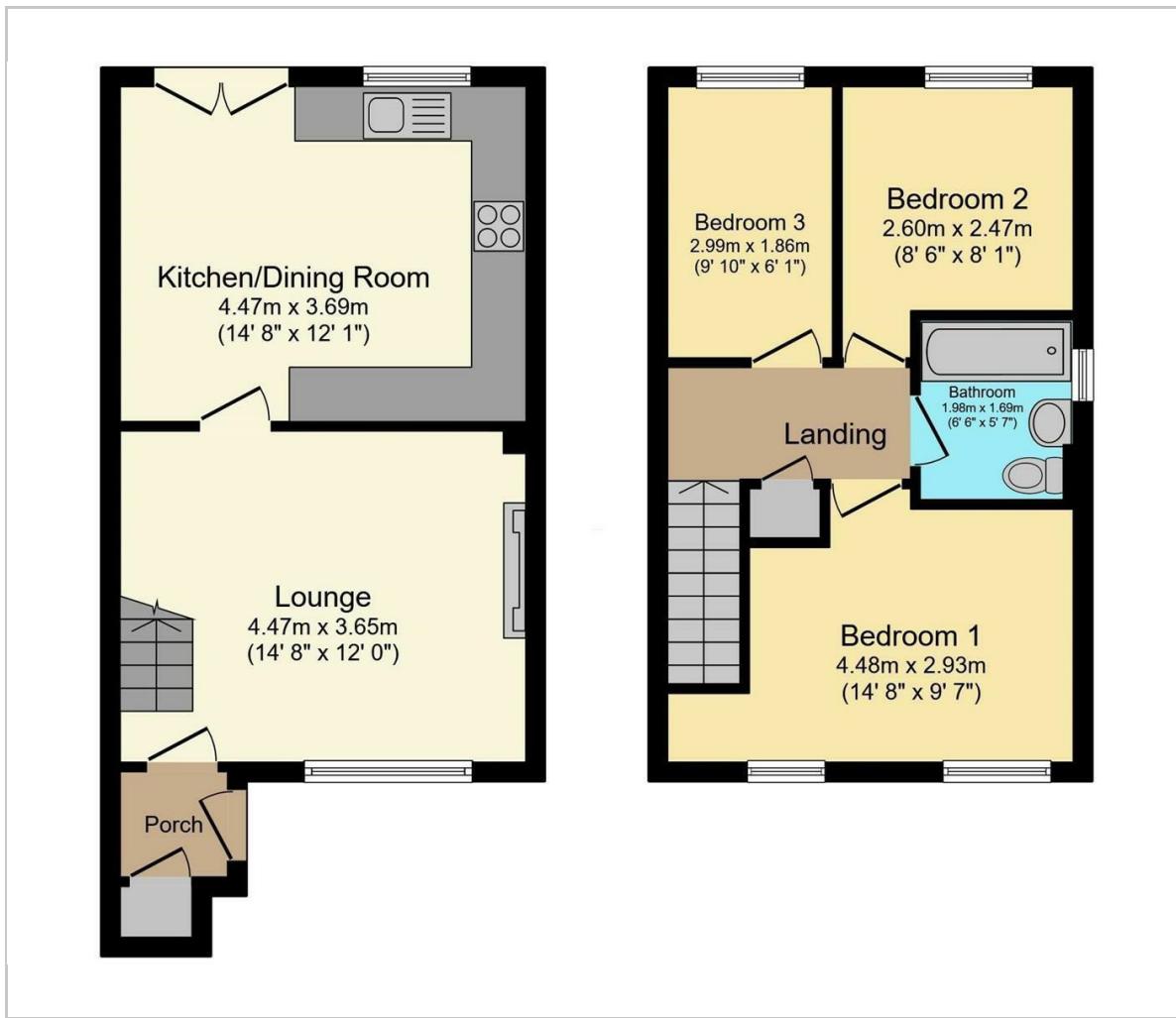
## Services

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

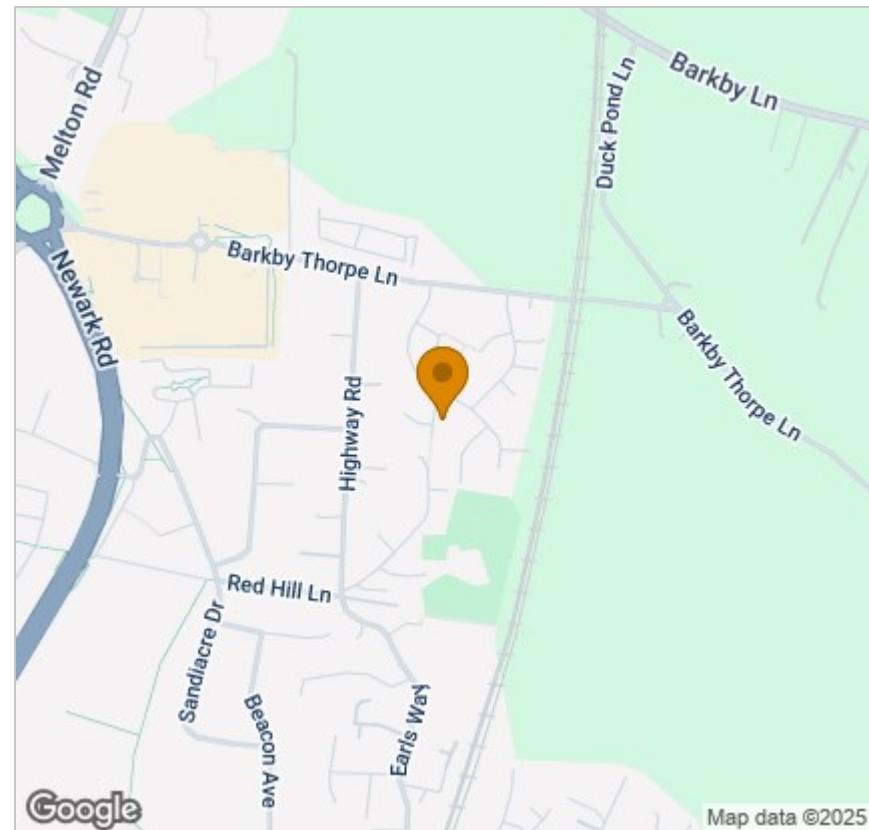
Internet-standard-super and ultrafast, see Ofcom checker for more details

Mobile speed-see Ofcom checker for more details

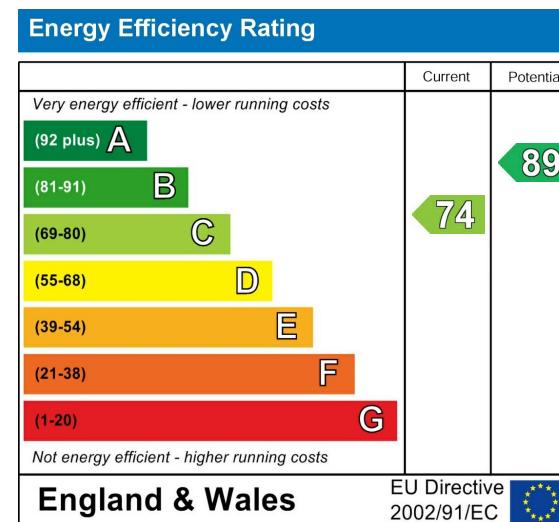
## Floor Plan



## 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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