

Aston & Co

ESTATE & LETTING AGENTS



LE4 8LQ Clayton Drive
, Thurmaston, LE4 8LQ
£325,000



SPACIOUS, NEWLY BUILT DETACHED FAMILY HOME WITH 10 YEAR STRUCTURAL GUARANTEE, MUST VIEW PROPERTY!!!

Set in the popular village of Thurmaston this detached family home is a must view for potential buyers. The accommodation briefly consists of, entrance hall, WC, breakfast kitchen and a lounge-diner to the ground floor, to the first floor are three generous bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating, off road parking, rear garden, security system, EV charging unit and flooring throughout. Internal viewing is highly recommended and is strictly by appointment only.

- Newly Built Detached Home
- Hall, WC, Breakfast Kitchen & Lounge-Diner
- Three Bedrooms & Family Bathroom
- Off Road Parking & EV Charging Point
- Rear Garden
- 10 Year Structural Guarantee
- Viewing Essential
- EPC Rating B, Freehold, Council Tax Band 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 Infant Schools and The Roundhill Academy.

The Property

The property is entered via a double glazed composite door leading into.



Entrance Hall

12'5" x 3'10" (3.80 x 1.17)

With LVT flooring, stairs to the first floor and provides access to the following.

Breakfast Kitchen

8'10" x 12'5" (2.70 x 3.80)

Fitted with a range of floor and wall mounted units with roll top work surfaces, the kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine, LVT flooring and recessed spotighting.

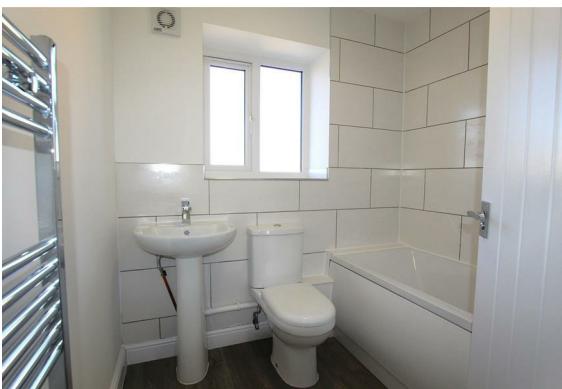
Lounge-diner

14'10" x 16'6" (4.53 x 5.04)

With stairs to the first floor and upvc double glazed french doors leading onto the rear garden.

WC

Fitted with a two piece suite comprising low level WC and pedestal basin.



The First Floor Landing

12'1" x 6'7" (3.70 x 2.01)

With storage cupboard, loft hatch and provides access to the following.

Bedroom One

9'5" x 13'11" (2.89 x 4.26)

Bedroom Two

9'6" x 13'8" (2.90 x 4.17)

Bedroom Three

9'2" x 7'2" (2.81 x 2.19)

Bathroom

5'9" x 6'7" (1.76 x 2.01)

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



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Outside

To the front of the property is a block paved drive providing parking for two vehicles, EV charging point, out side lighting and gated access to the rear.

To the rear is a garden with patio area, fenced boundaries, power points and lighting.



Services

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

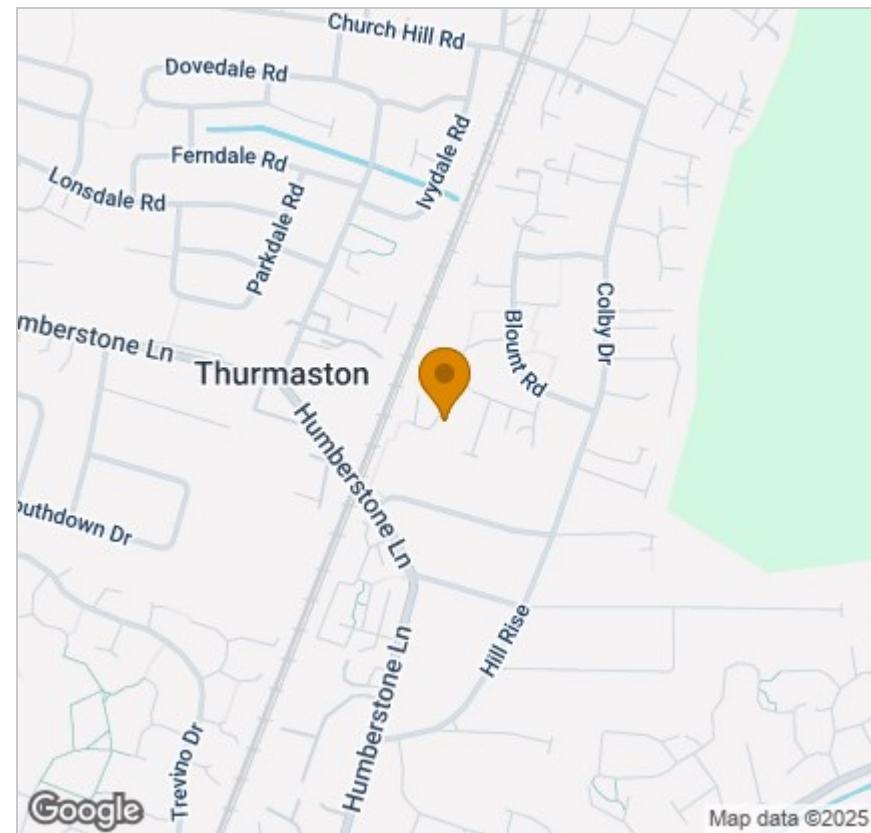
Internet-standard & superfast see Ofcom checker for more details.

Mobile see Ofcom checker for more details.

Floor Plan



Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

