

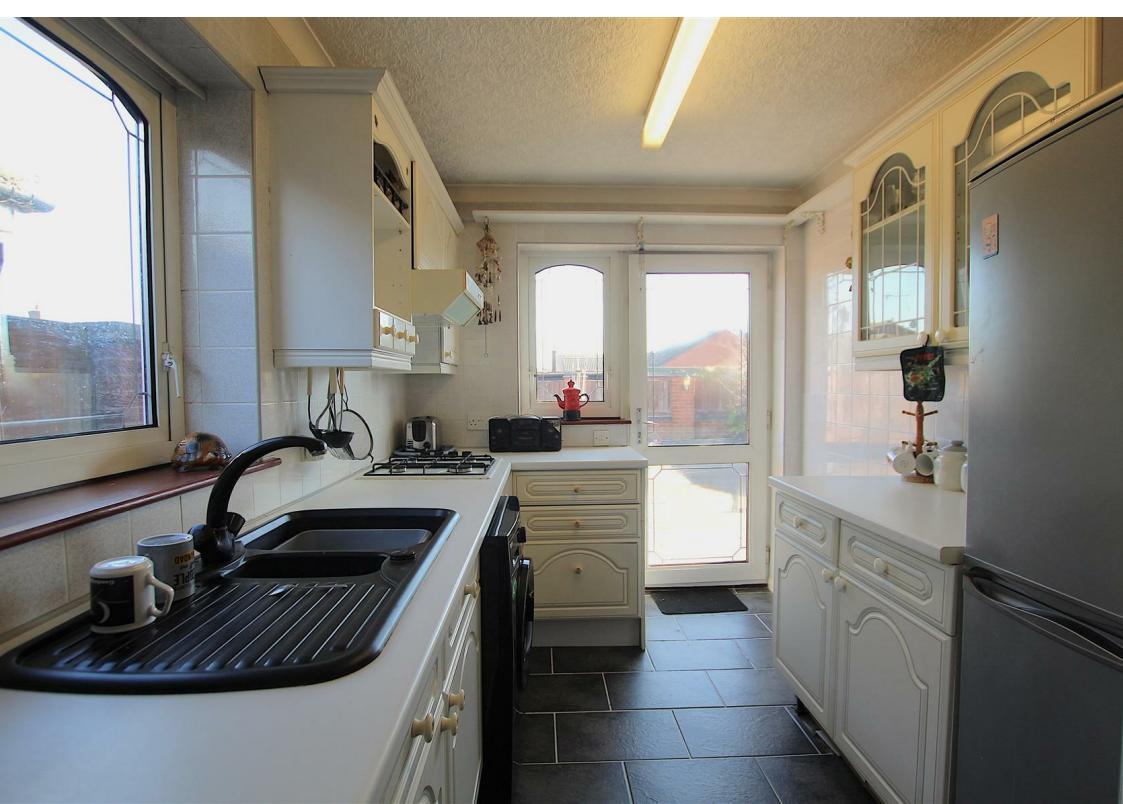


127B Colby Drive  
Thurmaston, Leicester, LE4 8LD  
£240,000

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No Upwards Chain! Aston & Co are delighted to offer to the market this well presented, two bedroom semi detached bungalow set on the ever popular Colby Drive. Benefitting from a private driveway which in turn leads to this and one other bungalow makes this hidden gem an ideal property for those looking for single storey living. Inside the property benefits from two spacious bedrooms, bathroom, kitchen and a 19ft lounge-diner. The property also benefits from off road parking, garage, low maintenance rear garden, uPVC double glazing and gas central heating.

- Well Presented
- Two Bedroom
- Semi Detached Bungalow
- Private Driveway
- Garage & Off Road Parking
- 19ft Lounge-Diner
- No Upwards Chain
- EPC Rating D / Council Tax Band C / 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 Primary School and The Roundhill Academy.



## Draft Details Await Vendors Approval

### The Property

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

### Hall

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

### Lounge-Diner

19'5" x 10'1" (5.93 x 3.09)

(maximum measurements) Spacious room with sliding doors leading out onto the rear garden, electric fire with feature surround and coved ceiling.



### Kitchen

11'5" x 7'4" (3.49 x 2.26)

(maximum measurements) Fitted with a range of floor and wall mounted units, roll top work surface and tiled splashbacks. The kitchen also benefits from a gas hob and extractor, oven, plumbing for a washing machine, duel aspect windows and uPVC double glazed door leading out onto the rear garden.

### Bedroom One

10'4" x 10'9" (3.17 x 3.30)

Double bedroom with uPVC double glazed bay window to the front aspect fitted robes and coved ceiling.

### Bedroom Two

13'9" x 7'11" (4.21 x 2.43)

(maximum measurements) Another spacious bedroom with coved ceiling and uPVC double glazed window to the front aspect.



### Bathroom

6'4" x 6'9" (1.94 x 2.06)

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from an obscure uPVC double glazed window to the side aspect, radiator and coved ceiling.

### Outside

To the front of the property is off road parking which in turn leads to the garage.

To the side is a paved path which leads to the entrance door and side gate which in turn leads to the rear garden.

To the rear is a low maintenance paved garden with fenced boundaries.

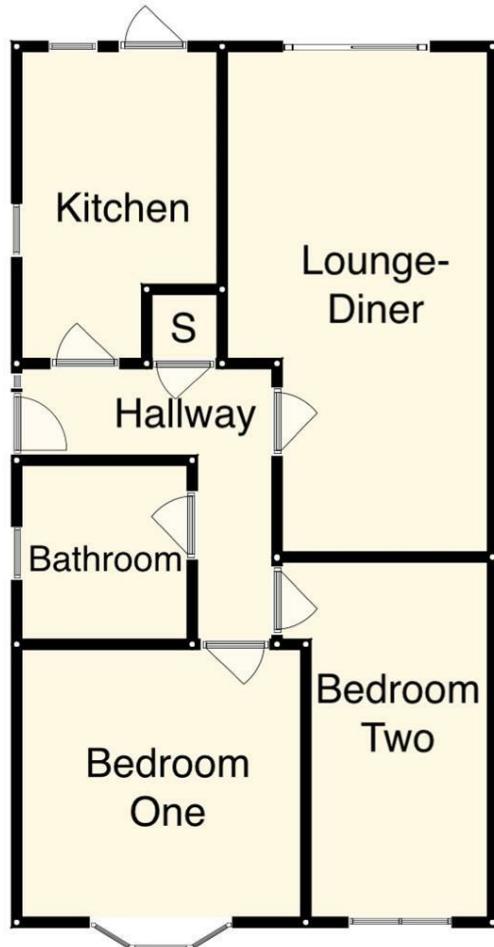
### Garage

16'8" x 8'2" (5.10 x 2.50)

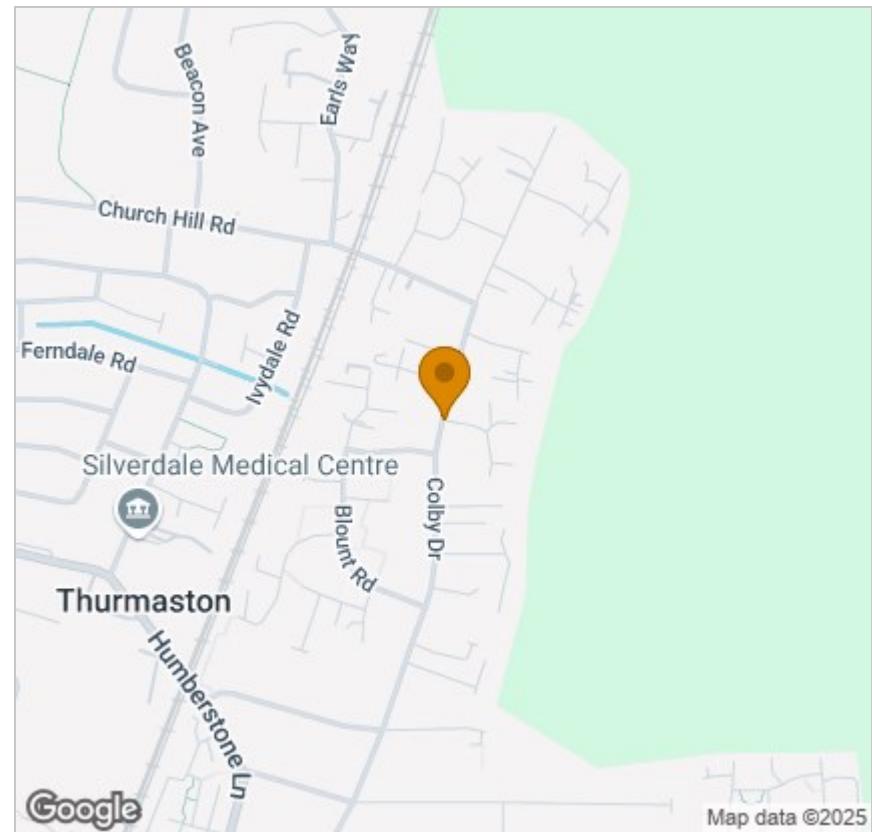
With an up & over door and light.



## 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.

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## Energy Efficiency Graph

### Energy Efficiency Rating

