



39 Blount Road  
Thurmaston, Leicester, LE4 8LJ  
**£195,000**





END TOWN HOUSE, LARGER THAN AVERAGE PLOT, NO UPWARD CHAIN, PERFECT FIRST TIME BUY OR BUY2LET

Set on a larger than average plot within the popular village of Thurmaston this end town house does require some internal modernisation but offers great potential and is perfect for buyers wanting to put their mark on a property. The accommodation briefly consists of, hall, lounge, kitchen-diner and a conservatory to the ground floor, with two bedrooms and a bathroom to the first floor. The property also benefits from gas central heating, double glazing, front and rear gardens and allocated parking. Internal viewing is highly recommended and strictly by appointment only.

- End Town House
- Larger Than Average Plot
- Lounge-Kitchen-Diner & Conservatory
- Two Bedrooms
- Front & Rear Gardens
- Off Road Parking
- Some Internal Modernisation Required
- 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 Primary School and The Roundhill Academy.

**The Property**

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

**Hall**

3'3" x 4'8" (1.00 x 1.44)

With meter cupboard, laminate wood flooring and door leading into.

**Lounge**

14'0" x 14'0" (4.27 x 4.27)

With window to the front, laminate wood flooring, stiairs to the first floor and electric fire with feature surround.

**Kitchen-Diner**

8'8" x 13'11" (2.65 x 4.25 )

With floor and wall mounted units with roll top work surfaces and tiled splashbacks, fitted oven, hob & extractor, laminate wood flooring and plumbing for a washing machine.

**Conservatory**

8'0" x 10'9" (2.45 x 3.30)

With french doors leading on to the rear garden.

**Bedroom One**

11'1" x 13'11" (3.38 x 4.26 )

**Bedroom Two**

**Bathroom**

6'5" x 5'10" (1.98 x 1.78 )

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

**Outside**

To the front is a lawned garden with paved pathway leading to the property.

To the rear is good size garden with patio and lawned areas with fenced boundaries

**Services**

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

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

Mobile- see Ofcom checker for further 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.

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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Area Map



Energy Efficiency Graph

