

FREEHOLD



Bungalow - Semi Detached (EPC Rating: C)

Spencer Avenue, Thurmaston, Leicester, LE4 8JW

Offers In The Region Of
£265,000



3 Bedroom Bungalow - Semi Detached located in Leicester

***** NO CHAIN - THREE BEDROOMS - SEMI-DETACHED BUNGALOW - THURMASTON *****

Seths is proud to market this three-bedroom dormer bungalow located on Spencer Avenue in the Thurmaston area.

Entering the property from the side, you are welcomed into a hallway that provides access to the lounge, bedrooms 2 and 3, and the fitted kitchen. The kitchen is well-appointed with wall and base units, worktops, an electric cooker, and a sink. Adjacent to the kitchen is the bathroom, including a bath with a shower, washbasin, and a W.C.

The first floor features an additional bedroom, outside, the property boasts a garage and a garden to the rear, and a driveway at the front. The property benefits from underfloor heating throughout the ground floor, with each room having a dedicated thermostat for optimal comfort.

Viewings are highly recommended.

ENTRANCE HALL

providing access to the lounge, kitchen, bedrooms 2 and 3, and storage cupboard.

LOUNGE

12'5" x 12'2"

Carpeted flooring, radiator, double-glazed bay window facing the front aspect, double-glazed window facing the side aspect.

KITCHEN

10'4" x 8'7"

Tiled flooring, partially tiled walls, base and eye level units, integrated extractor, stainless steel sink, double-glazed uPVC double door providing access to the garden.

BATHROOM

Tiled flooring, partially tiled walls, double-glazed window facing the rear aspect, toilet, polyvinyl bathtub, wash hand basin.

BEDROOM 2

12'1" x 11'3"

Carpeted flooring, radiator, double glazed window facing the front aspect.

BEDROOM 3

9'1" x 8'10"

Carpeted flooring, radiator, double glazed window facing the side aspect.

FIRST FLOOR

LANDING

Carpeted flooring, provides access to bedroom 1

BEDROOM 1

Carpeted flooring, Velux windows facing the rear aspect, radiators, spotlighting.

OUTSIDE

To the front aspect, the property accommodates a drive allowing off-road parking for one vehicle, a small front garden, a metal gate that allows access to the side of the property, to the rear the garden is mostly lawned with gravel surfacing, secluded by wooden fence along the perimeter, access to the garage.

GARAGE

accessed via a double-glazed uPVC door.

FREEHOLD

COUNCIL TAX BAND - B

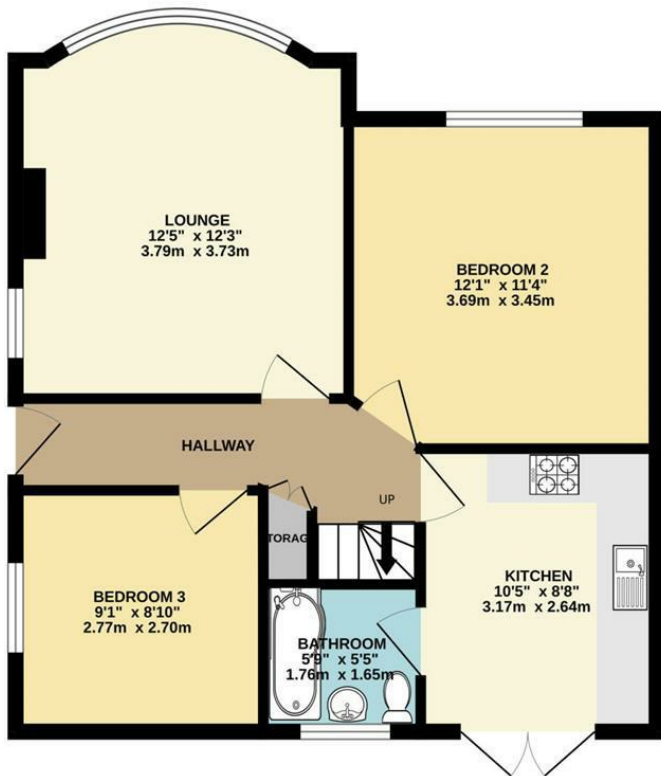
ADDITIONAL INFORMATION







GROUND FLOOR
565 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
203 sq.ft. (18.8 sq.m.) approx.



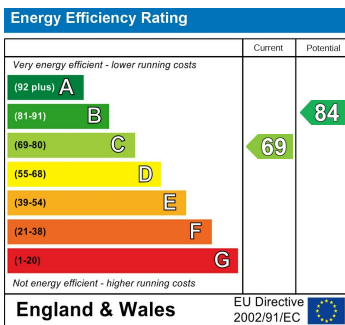
TOTAL FLOOR AREA: 767 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

B

Energy Performance Graph



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