

FREEHOLD



House - Semi-Detached (EPC Rating: D)

LEICESTER ROAD, THURCASTON, LEICESTER,  
LE7 7JG

Offers Over :

£320,000

 **SETHS**

 3  2  2  D

## 3 Bedroom House - Semi-Detached located in Leicester.

**\*\*\* THREE BEDROOMS - OFF ROAD PARKING - SEMI-DETACHED - THURCASTON \*\*\***

Located in the sought-after village of Thurcaston, this extended 3-bedroom semi-detached home offers ample parking for 3 vehicles on a block-paved and gravel driveway. The rear garden features block paving and a lawn, with access via a side passage.

The ground floor includes a lounge with a fireplace, a spacious kitchen, and a utility room. There's also a downstairs shower room. The first floor has three bedrooms and a family bathroom, with a loft accessible for additional storage.

It is ideal for families and is located near local amenities and transport links.

To arrange a viewing, contact Seths Estate Agents on 0116 266 9977.

### PORCH

The entrance porch features laminate flooring, providing access to the property.

### ENTRANCE HALL

Stairs lead to the first floor, and the entrance hall provides access to all rooms on the ground floor.

### SITTING ROOM

10'11" x 10'11"

Laminate flooring, a fireplace, a radiator, and a double-glazed bay window facing the front aspect.

### EXTENDED LOUNGE

23'11" x 10'11"

This spacious sitting room has laminate flooring, a fireplace, and a radiator. UPVC double doors lead out to the garden.

### KITCHEN

12'3" x 8'9"

Tiled flooring with partially tiled walls, base and eye-level units, and an integrated five-ring gas burner with oven and extractor over. The kitchen also features a stainless steel sink and a double-glazed window facing the side aspect, with access to the utility area.

### UTILITY ROOM

12'7" x 6'0"

The utility room includes base-level units, a gas-powered combination boiler, and plumbing for a washer and dryer. There is a double-glazed window facing the side aspect, another sink, and space for a fridge. It provides access to the lobby.

### LOBBY

Tiled flooring with a radiator, UPVC door providing access to the garden, and entry to the downstairs shower room.

### SHOWER ROOM

The shower room features tiled flooring, a standing shower cubicle, a toilet, and partially tiled walls. A double-glazed window faces the side aspect.

### FIRST FLOOR

#### LANDING

Carpeted flooring provides access to all rooms on the first floor, with a hatch for loft access and a storage cupboard over the stairs.

#### BEDROOM 1

11'1" x 11'0"

This room features carpeted flooring, a radiator, a double-glazed bay window facing the front aspect, and in-built storage.

#### BEDROOM 2

10'11" x 10'4"

Carpeted flooring, radiator, and a double-glazed window facing the rear aspect.

#### BEDROOM 3

7'5" x 5'11"

This bedroom includes a double-glazed window facing the side aspect and a radiator.

#### BATHROOM

The bathroom features vinyl flooring, a standing radiator, a toilet, spotlighting, a wash hand basin with a unit, and a polyvinyl bathtub. The walls are partially tiled.





**FREEHOLD**

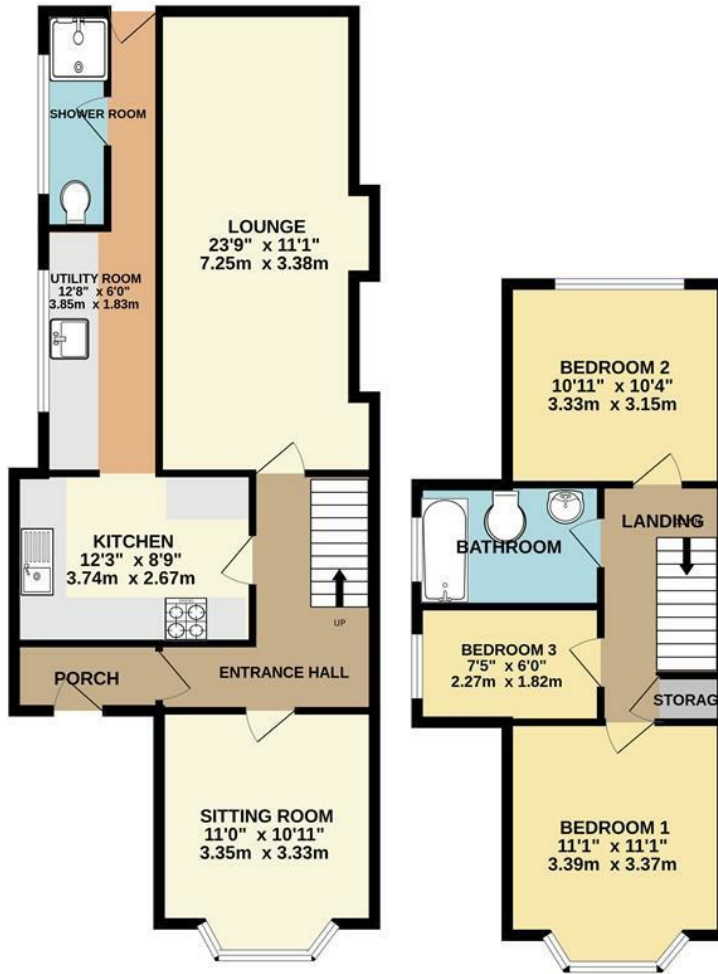
**OUTSIDE**

**COUNCIL TAX BAND - C**

**ADDITIONAL INFORMATION**

Some images shown were taken before the current tenants moved in and may not reflect the property's current condition. We recommend scheduling a viewing for the most accurate representation.



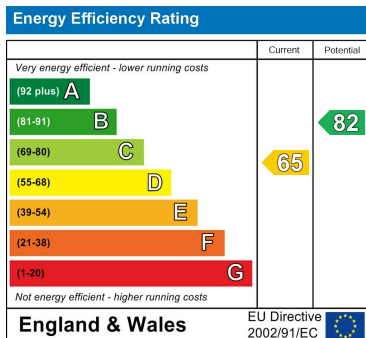


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

C

Energy Performance Graph



Call us on  
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[www.seths.co.uk](http://www.seths.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.