



Church Hill Road, Thurmaston, Leicester

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- 4 BEDROOM FAMILY HOME
- EXTENDED TO THE REAR AND DORMA LOFT
- LARGE DRIVEWAY
- VERY WELL PRESENTED
- FANTASTIC LOCATION
- LARGE GARDEN

### SPACIOUS & EXTENDED 4-BEDROOM SEMI-DETACHED FAMILY HOME – A MUST-SEE FOR GROWING FAMILIES

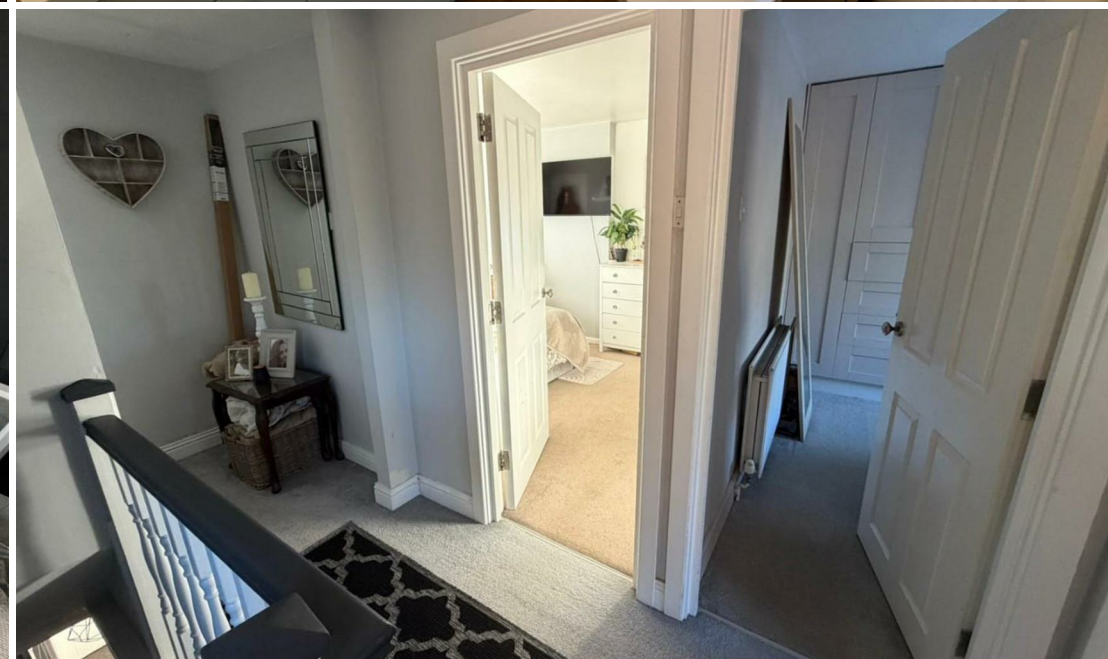
Beautifully presented throughout, this impressive family home offers generous living space, modern finishes, and a highly sought-after location.

Step inside to a welcoming entrance hallway leading to a cosy living room with a gas fire. To the rear, you'll find a stunning open-plan kitchen, dining and family area featuring a snug, media wall, and French doors opening onto the garden—perfect for entertaining or relaxing. The ground floor also offers a convenient WC. Upstairs, there are four well-proportioned bedrooms and a contemporary family bathroom.

The home has been updated with new radiators, stylish oak internal doors and a 4-year-old boiler for added peace of mind.

Outside, the spacious rear garden boasts multiple seating areas, an outdoor bar, and plenty of room for family enjoyment. A garage and a large driveway offer ample off-street parking. Situated in a popular area close to shops, schools, and excellent transport links, this home ticks every box.

Price: £375,000





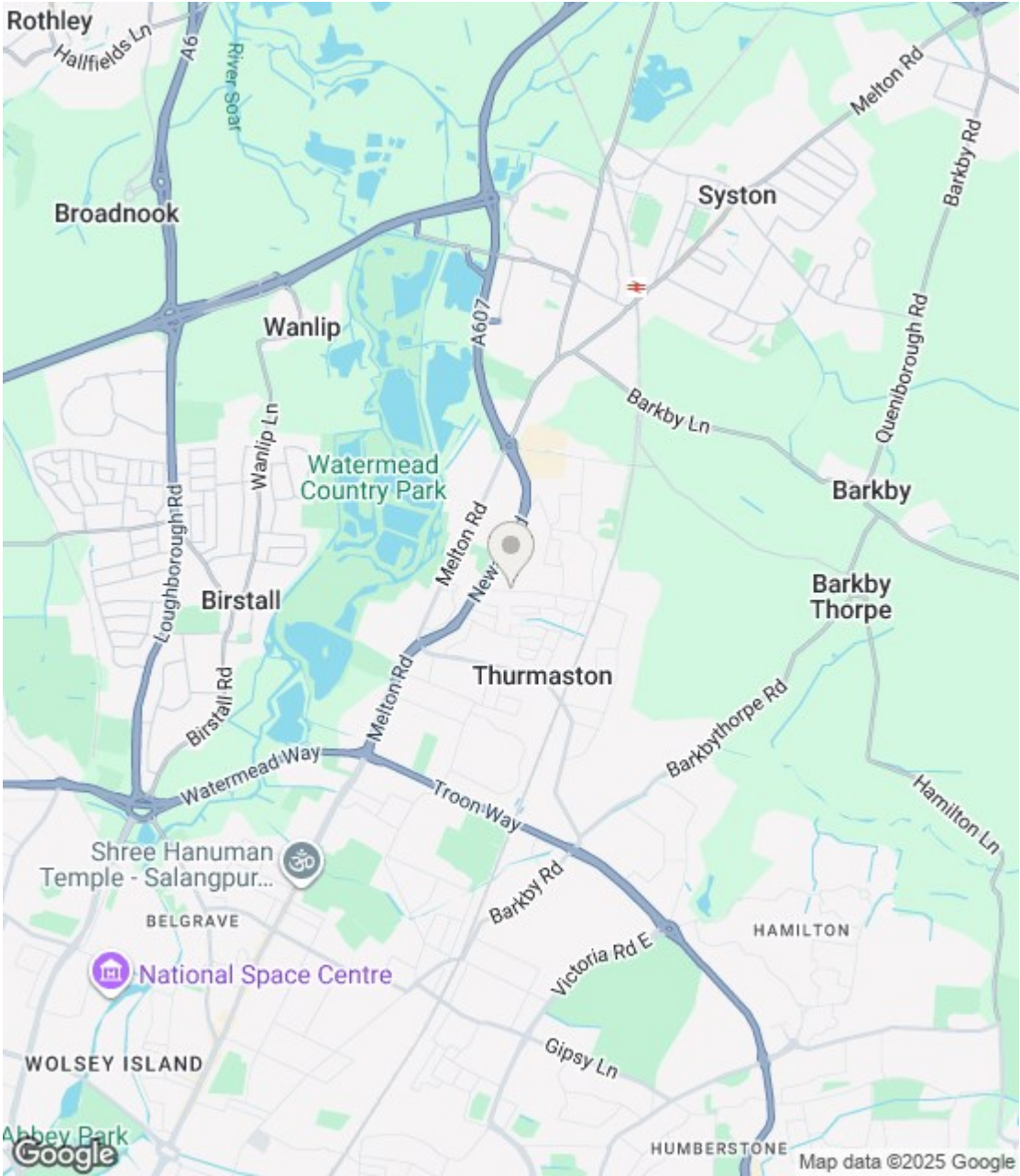


Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current                    | Potential |
|-----------------------------------------------------|----------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions |                            |           |
| (92 plus) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                    |                            |           |
| (69-80) <b>C</b>                                    |                            |           |
| (55-68) <b>D</b>                                    |                            |           |
| (39-54) <b>E</b>                                    |                            |           |
| (21-38) <b>F</b>                                    |                            |           |
| (1-20) <b>G</b>                                     |                            |           |
| Not environmentally friendly - higher CO2 emissions |                            |           |
| England & Wales                                     | EU Directive<br>2002/91/EC |           |



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