



Earls Way, Thurmaston
Leicester, Leicestershire, LE4 8FY



Earls Way, Thurmaston Leicester, Leicestershire, LE4 8FY £289,950

Boasting a single garage and driveway to the rear, fall in love with this three bedroom semi detached home located in the popular North Leicestershire suburb of Thurmaston, situated within close proximity to local shopping facilities and schooling. Benefiting from gas central heating and cavity wall insulation, the alarmed layout includes an entrance hall, lounge diner, kitchen, first floor landing, three bedrooms and a bathroom. Externally the property benefits from front and rear gardens. An ideal first purchase or family home, an early viewing is highly recommended.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Accommodation

Front entrance door opens into the:

Entrance Hall

With a staircase rising to the first floor, central heating radiator, carpet flooring and a door leading to the:

Lounge Diner

20'7" x 14'8" (6.27m x 4.47m)

Affording space for both comfortable sitting and formal dining, the full length reception room offers two windows to the front elevation, sliding patio doors to the garden, two central heating radiators, electric fireplace, coving and TV point. A door leads to the:

Kitchen

8'4" x 10'0" (2.54m x 3.05m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer and space for appliances. There is also a useful built in cupboard, window to the rear elevation and a rear access door to the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the side elevation, carpet flooring and a hatch to the part boarded loft space.

Bedroom One

10'9" x 10'9" (3.28m x 3.28m)

A double room offering two windows to the front elevation, with carpet flooring and a central heating radiator.

Bedroom Two

9'7" x 10'10" (2.92m x 3.30m)

A second double room offering a window to the rear elevation, with carpet flooring, coving and a central heating radiator.

Bedroom Three

8'1" x 7'2" (2.46m x 2.18m)

With a window to the front elevation, carpet flooring and a central heating radiator.

Bathroom

5'4" x 7'5" (1.63m x 2.26m)

Fitted with a three piece suite comprising a bath with shower attachment, pedestal wash hand basin and wc, with a central heating radiator, window to the rear elevation, coving and a built in cupboard housing the central heating boiler.

Outside

Externally the property offers a front lawned garden set behind picket fencing, with a variety of a plants and shrubbery and a pathway leading to the front door. Gated access to the side leads to the rear garden which oozes a particularly private feel not overlooked from beyond. Featuring a patio area adjacent to the accommodation with a gazebo and canopy, ideal for outdoor entertaining. With gravelled areas, outside tap and lights. There is also access to a single garage and gated access leading to a tarmac driveway.

Garage

16'6" x 7'10" (5.03m x 2.39m)

With light, power and an up and over door.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.



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Agents Note

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