



Unicorn Street, Thurmaston
Leicester, Leicestershire, LE4 8AW

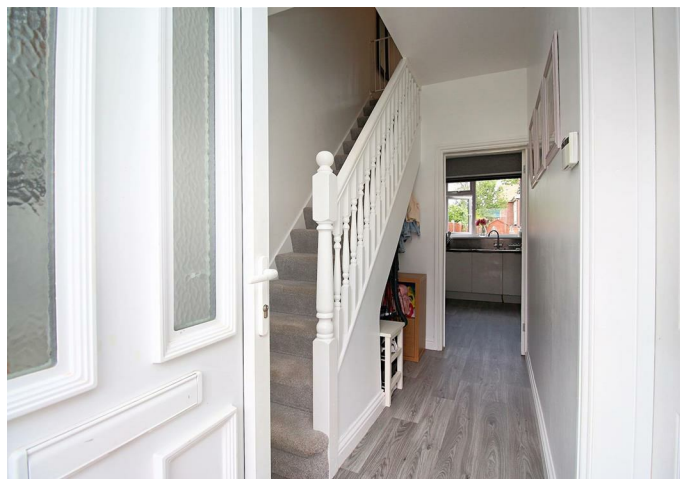


Unicorn Street, Thurmaston Leicester, Leicestershire, LE4 8AW £250,000

Boasting an extension to the rear with bi-folding doors, fall in love with this three bedroom terraced house enjoying the use of a landscaped driveway at the front and a particularly larger than normal lawned garden at the rear. The gas centrally heated accommodation includes an entrance hall, lounge with electric fireplace, full width kitchen diner open with the aforementioned extension, first floor landing, three bedrooms and a family bathroom, all found within a popular area of Thurmaston village with convenient access to local amenities and transport links. An ideal first purchase or family home, an early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		81
69-80	C		
55-68	D		
45-54	E		
35-44	F		
25-34	G		
1-24			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
25-34	G		
1-24			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with wood effect flooring, the entrance hall offers a central heating radiator, staircase rising to the first floor and doors to the reception room and kitchen.

Lounge

12'7" max x 12'6" (3.84m max x 3.81m)

The re-decorated reception room is presented with carpet flooring and offers a window to the front elevation. With a central heating radiator and electric fireplace.

Kitchen Diner

10'9" max x 18'10" (3.28m max x 5.74m)

A particular feature of the the property is the open plan kitchen diner which is perfect for growing families affording a wealth of space for a dining table with open access through to the extension. The kitchen is fitted with a contemporary range of eye level and base storage units with features that include a range style cooker with Hotpoint extractor above and inset one a half stainless steel sink with mixer taps and drainer, plumbing for washing machine and a concealed gas central heating boiler, all presented with wood effect flooring, roll edge work surfaces and recess spot lighting. There is also a window to the rear elevation and a central heating radiator.

Extension

11'9" x 9'5" (3.58m x 2.87m)

Ideal for a range of uses including a second sitting room, playroom or formal dining area, with wood effect flooring, dual aspect glazing and bi-folding doors to the rear garden.

First Floor Landing

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

Bedroom One

11'5" x 10'9" not into doorway (3.48m x 3.28m not into doorway)

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

Bedroom Two

10'9" max x 11'0" not into doorway (3.28m max x 3.35m not into doorway)

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

Bedroom Three

8'4" x 8'1" (2.54m x 2.46m)

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

Bathroom

5'6" x 7'6" (1.68m x 2.29m)

Fitted with a contemporary white fitted suite comprising of a panel bath with rainfall style shower attachment and screen, pedestal wash basin and low level w.c having tiled walls and flooring, chrome heated towel rail and an obscure glazed window to the rear elevation.

Outside

The property occupies a popular position within Thurmaston village just off Melton Road with easy access to shops and transport links where firstly you are greeted by a landscaped driveway which provides off street parking. Shared gated access to the right hand side that leads through to the rear where a particularly larger than normal garden can be found which is mainly laid to lawn with timber fencing around the perimeter and a paved seating area adjacent to the accommodation ideal for outdoor entertaining. There is also an outdoor tap.



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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