

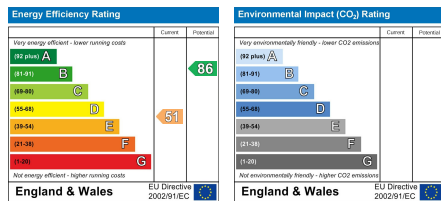


Westdown Drive, Thurmaston
Leicester, Leicestershire, LE4 8HU



Westdown Drive, Thurmaston Leicester, Leicestershire, LE4 8HU £275,000

Available on the open market for the first time in over 50 years, this three bedroom semi detached home is in need of cosmetic updating but boasts the potential to be a fabulous family home with the option to enlarge the property subject to relevant planning. Occupying a popular and convenient position, the gas centrally heated accommodation includes an entrance hall, lounge with bay, formal dining room open with the kitchen, first floor landing, three bedrooms, shower room and separate wc. Outside there is a driveway providing parking, with a garden at the rear. An immediate viewing is recommended to avoid disappointment.



Accommodation

Glazed front entrance door opens into the:

Entrance Hall

With a staircase rising to the first floor, central heating radiator, useful storage cupboard and doors to the reception rooms.

Lounge

13'5" x 10'2" (4.10m x 3.12m)

Enjoying light provided by a walk in bay window to the front elevation, the primary reception room is positioned around a feature gas fireplace. With a central heating radiator, side elevation window and carpet flooring.

Dining Room

10'10" x 10'10" (3.32m x 3.32m)

Perfect for formal dining occasions, the second reception room offers a door to the garden, carpet flooring and a side elevation window. Open access leads through to the:

Kitchen

7'4" x 8'11" (2.24m x 2.74m)

Fitted with a range of wall mounted and base units with complementary tiled work surfaces and tiled splashbacks. Features include an inset 1.5 sink and drainer, 'Hotpoint' oven, 'Stoves' hob, wall mounted boiler, space for washing machine and under counter fridge. With a rear elevation window and a rear access door.

First Floor Landing

Giving access to the bedrooms and bathroom, with a hatch to the loft space.

Bedroom One

10'10" x 12'0" (3.32m x 3.66m)

A double room offering a walk in bay window to the front elevation, with carpet flooring, side elevation window, central heating radiator and built in wardrobes.

Bedroom Two

10'11" x 10'11" (3.33m x 3.34m)

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

Bedroom Three

7'5" x 7'10" (2.27m x 2.41m)

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

Shower Room

7'5" x 5'11" (2.27m x 1.82m)

Fitted with a two piece suite comprising a shower cubicle and wash hand basin, with a window to the rear elevation and a built in cupboard.

Separate WC

Comprising a WC and a window to the rear elevation.

Outside

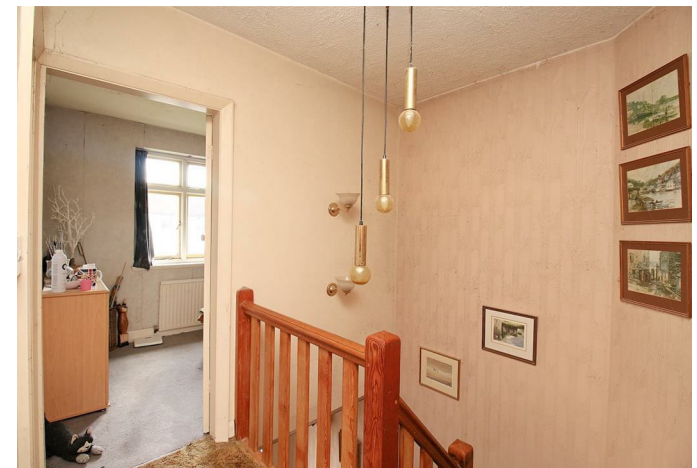
The plot offers a driveway to the front providing off road parking, with a front garden and pathway to the front door. Gated access to the side leads to a garage with a garden to the side. There are also two outbuildings.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. 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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