



Hollybrook Close, Thurmaston

Leicester, Leicestershire, LE4 8LW

£299,950



Enjoying the use of a conservatory extension to the rear, this three bedroom link-detached property occupies a family friendly cul de sac position on the outskirts of Thurmaston. Benefiting from having an upgraded central heating boiler (2020), checked and certified electrics (2020), replaced windows (2020) and a cavity wall insulation, the layout includes an entrance porch, lounge, dining room, kitchen and the aforementioned conservatory. Upstairs you will find three bedrooms and a modern bathroom. The plot offers a driveway to the front leading to the garage, with front and rear gardens. Boasting the potential for extension subject to necessary consent, an immediate viewing comes highly recommended to void disappointment.

Accommodation

Front entrance door opens into the:

Entrance Porch

Providing the perfect place for your coats and shoes, with a central heating radiator, carpet flooring and a door leading to the:

Lounge

11'5" x 15'4" (3.48m x 4.69m)

Positioned around a feature fireplace, the primary reception room offers a window to the front elevation, staircase rising to the first floor, central heating radiator and carpet flooring. Open access leads through to the:

Dining Room

12'10" max x 7'6" (3.92m max x 2.29m)

Perfect for formal dining being adjacent to the kitchen, with wood effect flooring, coving, central heating radiator and dado rails. A door leads to the kitchen and sliding patio doors lead to the:

Conservatory

11'5" x 14'5" (3.50m x 4.40m)

A fantastic addition to the accommodation providing additional living space. With wood effect flooring, dual aspect glazing and patio doors to the rear garden. A door leads to the garage.

Kitchen

12'5" x 7'4" (3.81m x 2.26m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer, space for cooker and space for appliances. With a rear elevation window and a side access door to the driveway.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, hatch to the part boarded loft space, side elevation window and a built in cupboard housing the upgraded Worcester Greenstar 30i boiler (Fitted 2020).

Bedroom One

11'7" x 8'6" (3.55m x 2.60)

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

Bedroom Two

10'2" x 8'5" (3.11m x 2.59m)

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

Bedroom Three

8'6" x 6'7" (2.6m x 2.01m)

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

Bathroom

6'2" x 6'7" (1.90m x 2.01m)

Fitted with a three piece suite comprising a p-shaped bath with a 'Triton' shower and screen, wash hand basin and wc, with a window to the rear elevation and heated towel rail.

Outside

Occupying a cul de sac position, the plot offers a driveway providing off road parking and giving access to the garage. Gated access to the side leads to a particularly private rear garden not overlooked from beyond, with a variety of plants and shrubbery and lawned area.

Garage

16'9" x 8'3" (5.11m x 2.52m)

With light, power, rear elevation window, door to the conservatory and an up and over door to the front.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - 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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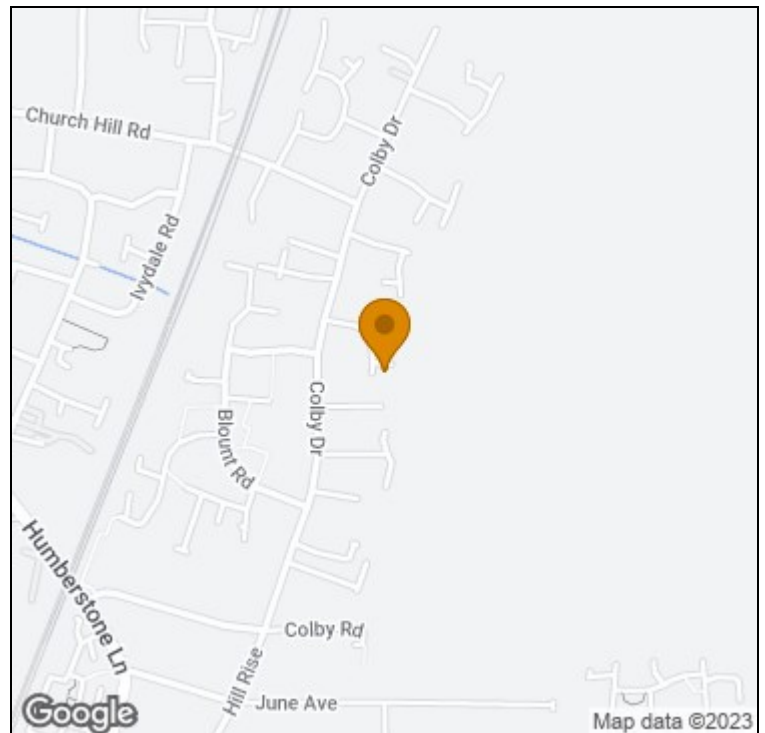
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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