



**3 Anthony Drive, Thurnby, Leicester, LE7 9RA**  
**£339,950**

### ENTRANCE HALL

Staircasing to first floor, understairs storage cupboard, double glazed window

### LIVING ROOM 14'5" x 10'9" (4.4 x 3.3)

Double glazed bay window to front aspect, log burner, wood laminate flooring, open plan to dining area

### DINING AREA 12'5" x 10'9" (3.8 x 3.3)

Double glazed patio doors to rear gardens, wood laminate flooring

### KITCHEN DINING ROOM 16'8" x 13'1" L shaped (5.1 x 4.0 L shaped)

Double glazed doors and window to rear gardens, refitted with a modern range of floor and wall units with work surfaces over, fully integrated appliances, underfloor heating, ceiling spot lighting, breakfast bar, door to garage

### CLOAKROOM WC

Low level wc, wash hand basin

### FIRST FLOOR LANDING

Loft access, carpet flooring

### BEDROOM 12'1" x 12'1" (3.7 x 3.7)

Double glazed window, carpet flooring

### BEDROOM 12'1" x 11'9" (3.7 x 3.6)

Double glazed window, carpet flooring

### BEDROOM 12'5" x 6'10" (3.8 x 2.1 )

Double glazed window, carpet flooring

### BATHROOM

Re fitted with a matching white bathroom suite and tiled surrounds, frosted double glazed window

### GARAGE 18'0" x 10'9" (5.5 x 3.3 )

Large garage with up and over door, power and light

### REAR GARDENS

Extensive rear gardens with large lawned area, mature tree, plant and flower borders, patio areas, timber framed garden storage room

