




SETHS
THINK PROPERTY...THINK SETHS

Hill Rise
Thurmaston, Leicester

Price £205,000
www.seths.co.uk



***** UPGRADING WORKS REQUIRED - SCOPE TO EXTEND - NO CHAIN ***** Three bedroom EXTENDED SEMI DETACHED situated closely to local schools and amenities.

Briefly the accommodation comprises, entrance hall, lounge, kitchen / diner, utility room, CONSERVATORY, THREE DOUBLE BEDROOMS, shower room and a separate w.c. The property benefits from gas fired central heating, DRIVEWAY, SINGLE GARAGE and a well presented rear garden.

Viewing is by appointment only.

GROUND FLOOR

ENTRANCE HALL

Door to front aspect, double glazed window to front aspect, staircase off, radiator, carpeted and access to under stairs storage cupboard.

LOUNGE

17' 01" x 13' 02" (5.21m x 4.01m) Double glazed window to front aspect, gas fireplace, carpeted and radiator.

KITCHEN/DINER

11' 06" x 11' 04" (3.51m x 3.45m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, wall mounted eye level cupboards, 1 & 1/2 bowl sink with drainer and mixer, space for electric cooker, space for larder fridge freezer, plumbing for washing machine, space for dining table, double glazed

window to rear aspect and radiator.

LOBBY AREA

Access to :

UTILITY AREA

Space for tumble dryer.

CONSERVATORY

9' 08" x 9' 04" (2.95m x 2.84m) Sliding doors to garden area and access to storage cupboard.

FIRST FLOOR

LANDING

Double glazed window to front aspect, carpeted and radiator.

BEDROOM 1

12' 05" x 10' 07" (3.78m x 3.23m) Double glazed window to front aspect, carpeted and radiator.

BEDROOM 2

11' 05" x 7' 11" (3.48m x 2.41m) Double glazed window to rear aspect, carpeted and radiator.

BEDROOM 3

8' 02" x 6' 05" (2.49m x 1.96m) Double glazed window to rear aspect, carpeted and radiator.

SHOWER ROOM

Fitted shower cubicle, pedestal wash hand basin,

majority tiled walls, radiator and double glazed window to rear aspect.

W.C.

High level flush w.c., and double glazed window to front aspect.

OUTSIDE

FRONT

Gardens to the front with access to :

DRIVEWAY

Driveway with space for one car leading to :

SINGLE GARAGE

Single garage with space for one car.

REAR

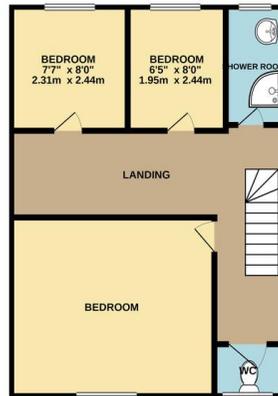
Slabbed patio area, lawned area, access to outside shed, access to greenhouse, secluded by fencing and gated access to front.



GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency under any circumstances.
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