




SETHS
THINK PROPERTY...THINK SETHS

Colby Road
Thurmaston, Leicester

Price £270,000
www.seths.co.uk



***** EXCELLENT CONDITION - REFURBISHED
PROPERTY - EXTENDED SEMI DETACHED *****

**Well presented three bedroom EXTENDED
SEMI DETACHED situated closely to local
schools and amenities.**

**Briefly the accommodation comprises,
entrance hall, lounge, dining room, kitchen &
diner, cloakroom, three bedrooms and a
bathroom. The property benefits from gas
fired central heating, DRIVEWAY and a well
presented rear garden.**

***** NO CHAIN *****

GROUND FLOOR

ENTRANCE HALL Double glazed door to front aspect, radiator and staircase off.

LOUNGE 15' 09" x 11' 06" (4.8m x 3.51m) Double glazed window to front aspect, laminated flooring and radiator.

DINING ROOM 15' 05" x 13' 01" (4.7m x 3.99m) Double glazed door to side aspect, double glazed window to side aspect, laminated flooring and radiator.

KITCHEN/DINER 13' 11" x 10' 02" (4.24m x 3.1m) Newly fitted kitchen with base level cupboards and drawers having round edged worktops over, 1 & ½ bowl sink with drainer and mixer, integrated four ring gas hob with extractor over, plumbing for washing machine, space for American fridge

freezer, access to gas combination boiler, space for dining table and PVCu double glazed window to rear aspect and double glazed doors to garden area.

FIRST FLOOR

LANDING Carpeted and double glazed window to side aspect.

BEDROOM 1 13' 04" x 11' 07" (4.06m x 3.53m)
Double glazed window to front aspect, carpeted, access to fitted cupboard and radiator.

BEDROOM 2 13' 9" x 6' 07" (4.19m x 2.01m)
Double glazed window to rear aspect,. carpeted and radiator.

BEDROOM 3 9' 08" x 8' 00" (2.95m x 2.44m)
Double glazed window to rear aspect,. carpeted and radiator.

BATHROOM Newly fitted bathroom with panelled bath tub and shower over, pedestal wash hand basin, close coupled w.c., extractor fan, and double glazed window to side aspect.

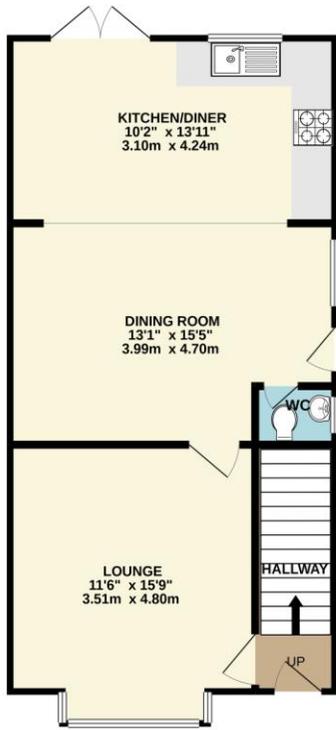
OUTSIDE

FRONT Driveway to the front with space for two cars.

REAR Slabbed patio area, lawned area, access to concrete shed and secluded by fencing.



GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq ft. (91.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis ©2021

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering

OFFICE
20 Loughborough Road
Leicester
LE4 5LD

OPENING HOURS
Mon-Fri: 9am-5:30pm
Sat: 10am-1pm

T: 0116 266 9977
E: sales@seths.co.uk
W: www.seths.co.uk

