



  
**SETHS**  
THINK PROPERTY...THINK SETHS

**Parkdale Road**  
Thurmaston, Leicester

**Price £265,000**  
[www.seths.co.uk](http://www.seths.co.uk)



**\*\*\* EXCELLENT CONDITION - MUST SEE -  
REFURBISHED – EXTENDED TOWN  
HOUSE \*\*\***

Wonderfully presented mid town house situated in the popular Thurmaston area situated closely to local schools and amenities.

The accommodation comprises, entrance hall, lounge, open plan lounge / kitchen / dining area, cloakroom, three bedrooms, **MASTER BEDROOM WITH EN-SUITE**, and a family bathroom. The property benefits from PVCu double glazed, driveway with space for two cars and a rear garden.

**NO CHAIN.**

**GROUND FLOOR**

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

**LOUNGE** 12' 10" x 12' 10" (3.91m x 3.91m) Double glazed window to front aspect, laminated flooring and radiator.

**OPEN PLAN KITCHEN / DINING / LOUNGE** 19' 08" x 19' 01" (5.99m x 5.82m) Newly fitted designer kitchen with base level cupboards and drawers having round edged worktops over, wall mounted eye level cupboards, 1 & ½ bowl sink with drainer and mixer, integrated five ring gas hob with fitted ceiling extractor over, fitted island area with breakfast bar, integrated oven, integrated fridge freezer, plumbing for washing machine, tiled splashbacks, tiled flooring, tall

radiator, PVCu double glazed window to rear aspect, space for dining table and double glazed patio doors to garden area.

**CLOAKROOM** Close coupled w.c., wash hand basin, extractor fan and tiled flooring.



## FIRST FLOOR

LANDING Laminated flooring, access to loft space and access to airing cupboard.

BEDROOM 1 12' 09" x 12' 00" (3.89m x 3.66m)  
Double glazed window to front aspect, laminated flooring and radiator. With door to :

SHOWER EN-SUITE Fitted shower cubicle, close coupled w.c., wash hand basin, fully tiled walls and flooring, heated towel rail and double glazed window.

BEDROOM 2 13' 02" x 10' 05" (4.01m x 3.18m)  
Double glazed window to rear aspect, laminated flooring and radiator.

BEDROOM 3 8' 11" x 7' 06" (2.72m x 2.29m)  
Double glazed window to front aspect, laminated

flooring and radiator.

BATHROOM Fully tiled walls and flooring with panelled bath tub and shower over, wash hand basin, close coupled w.c., heated towel rail and double glazed window to rear aspect.

OUTSIDE

FRONT

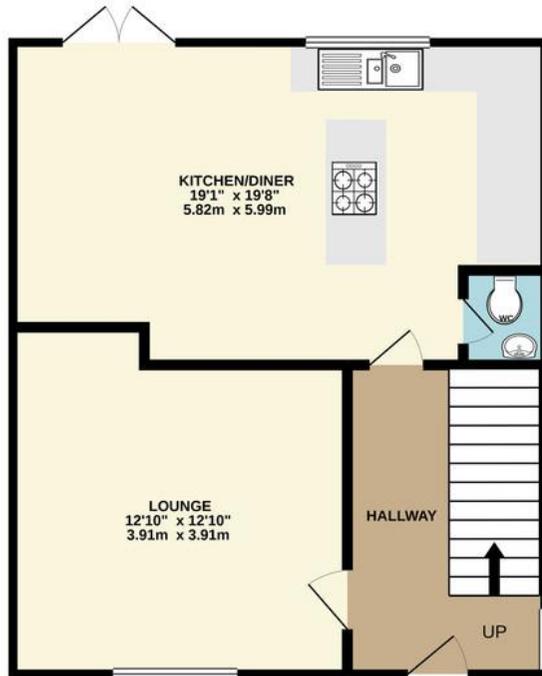
DRIVEWAY Driveway to the front with space for two cars.

REAR Decked area, lawned area, secluded by fencing and gated access to front.

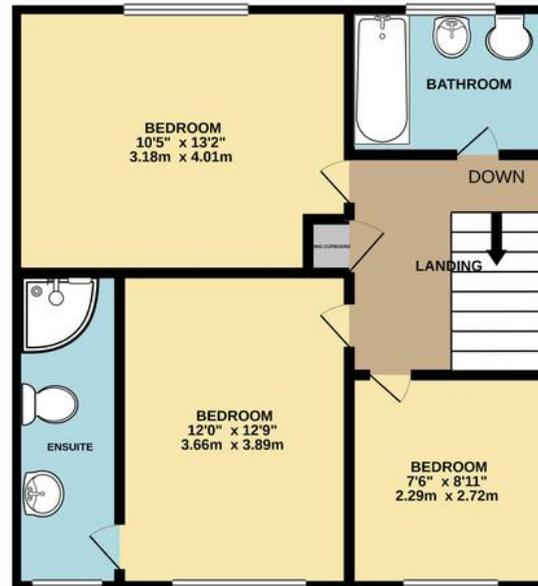
---



GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 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 Metropix ©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 Regulations 2003.

**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

