

## Earls Way, Thurmaston, Leicester, LE4 8FY



- Freehold
- Modern & Extended Semi-detached Property
- Bay Fronted Living Room
- Fully Fitted Kitchen & Separate Dining Room
- Three Good Sized Bedrooms
- Super Shower Suite
- Driveway with Parking for Several Cars
- Pretty Rear Landscaped Garden
- Available Chain Free
- Sought After Location
- Perfect Family or Starter Home

A delightfully appointed and extended three bed semi detached property with large paved driveway for several cars, offering an exciting opportunity to secure a family home within the sought-after village of Thurmaston.

Well presented by the current owners with many modern-day features, this excellent property offers well-proportioned floor space with large windows that allow the light to flood in. A fresh and neutral colour palette complements elegant wood flooring together with a landscaped garden this is a house not to be missed. Set back from the road, entry is through a bright porch and a spacious living room, which has a lovely bay window looking out over the front. Central to the room is a decorative brick fireplace with matching lo level shelved surround. From the living room is the door into the fabulous fitted kitchen with a matching range of wall, base and drawer units providing ample storage space, with and co-ordinating work surfaces over. Beneath the window is a sink unit, space for a washing machine, fridge freezer, built-in oven and gas hob with an extractor hood above, door to garden. Off the kitchen is the rear hall with stairs leading to the first floor, and access to an extended dining room with door to garden.



Total area: approx. 89.5 sq. metres (963.7 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings. Plan produced using PlanUp.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82 B	89 B