



151 Colby Drive, Thurmaston, Leicester, LE4 8LE

Asking Price: £250,000

Freehold

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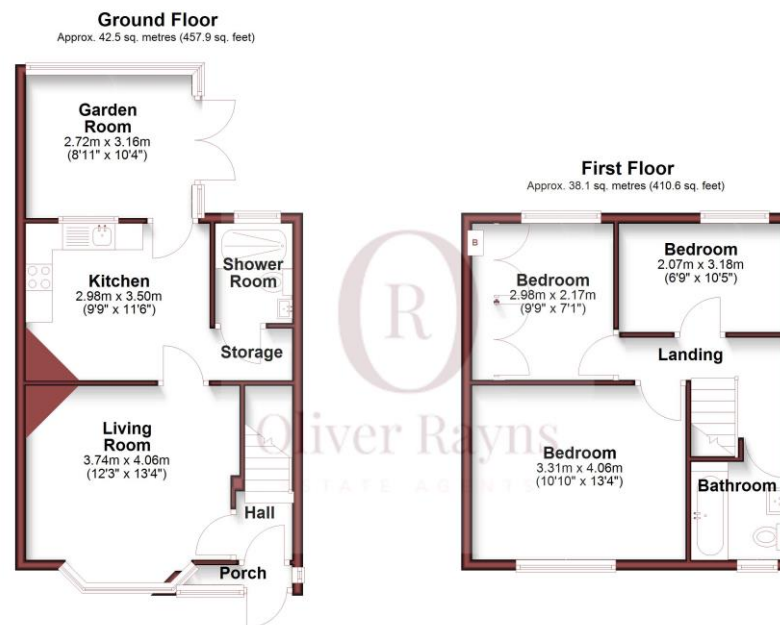
Beautifully presented by the current owners with many modern-day features, this excellent property offers well-proportioned floor space with large windows that allow the light to flood in. A fresh and neutral colour palette complements elegant wood flooring together with an exceptionally long, sunny garden that maximises the amazing views over farmland, this is a house not to be missed.

Set back from the road, entry is through a bright porch and into the hall with the stairs to the first floor ahead of you. To the left is the living room, which has a lovely bay window looking out over the front. Central to the room is a fireplace with a log burner sitting on a tiled hearth with a wood surround and mantel above.

From the living room is the door into the fabulous kitchen which has an engineered wood floor and a range of two-tone wall, base and drawer units providing ample storage space, with and work surfaces and upstands above. Beneath the window is an enamel sink with a mixer tap and to one side is space for a washing machine. Opposite is a built-in double oven with cupboards above and below while at the end of the kitchen is an induction hob with an extractor hood above. Just off the kitchen is a useful storage room, which has a wall-mounted cupboard and shelf below. From here is the stunning fully tiled shower room with a modern suite and double shower cubicle with a glass door.

Viewing to truly appreciate the wonderful charm and space this property offers.

- Extended Mid Terraced Property
- Bay Fronted Living Room
- Fully Fitted Kitchen & Utility
- Large Conservatory / Garden Room
- Three Good Sized Family Bedrooms
- Two Contemporary Bathroom Suits
- Driveway with Parking for Two Cars
- 100ft Rear Garden with Countryside Views



Total area: approx. 80.7 sq. metres (868.5 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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