

**81 Ferndale Road  
Thurmaston  
Leicester  
LE4 8JE**



- Freehold
- 3 Bed extended semi-detached
- Highly Regarded Location
- Open Plan Kitchen/Diner
- uPVC Doubling Glazing
- Gas central heating
- PV Solar Panels
- Large Garage & Outbuilding
- Landscaped private garden
- Off road parking
- Potential for further Extension (STP)

**PRICE: £235,000**



REGISTERED OFFICE : 55A LONDON ROAD, LEICESTER LE2 0PE

REGISTERED NUMBER : 5393795

VAT NUMBER: 856 0294 16

## Location

**Thurmaston** is a highly sought after location in Leicester ideally situated for an excellent array of amenities including schooling from Primary through to secondary level, child care, health centres, leisure facilities and the popular Thurmaston Shopping Centre. There is also easy access to the well known "Golden Mile" on Melton Road approximately 1.5 miles in distance, Syston town centre approximately 2.5 miles in distance, Leicester City centre approximately 4 miles in distance, and direct links to Leicester's motorway connections via the Ring Road.

**Kal Sangra - Shonki Brothers Ltd** are pleased to offer this extended 3 bedroom semi-detached family home which is on a spacious plot in a highly regarded location close to all amenities and schooling. The property is beautifully presented boasting a fully modernised and practical element throughout comprising a uPVC double glazed porch, an entrance hall, living room, a substantial open plan kitchen/diner, a snug and a ground floor WC. The first floor includes 3 bedrooms and a family bathroom. This home benefits from gas central heating, uPVC double glazing throughout, PV solar panels generating its own electricity and off road parking. Outside there are front & rear gardens, a decking area, a pebbled driveway, a large garage and large outbuilding. Potential for further extension subject to planning.

**Accommodation** All measurements are approximate:

**Entrance Porch:** Having uPVC double glazed entrance porch adding space and security to the home with French doors to:

**Entrance Hall:** Having uPVC front door, stairs up to the first floor, engineered bamboo flooring, vertical chrome radiator, low energy inset LED spotlights, storage cupboard under the stairs, a telephone point and doors leading to:

**Living Room:** 12'8" (3.9m) x 10'0" (3m): Having uPVC double glazed window to the front elevation, engineered bamboo flooring, coved ceiling, vertical chrome radiator, an electric feature fireplace, a ceiling light with spotlights, a television point and ample electrical sockets.

**Snug:** 10'2" (3.1m) x 9'1" (2.7m): Having engineered bamboo flooring, ceiling lights with LED spotlights, vertical chrome radiator, coved ceiling and ample electrical sockets.

## Extended Open Plan Kitchen/Diner:

19'0" (5.79m) x 13'0" (3.9m):

Having uPVC double glazed bifold doors and window to the rear elevation, two velux windows, tiled flooring, two vertical chrome radiators, inset LED spotlights, a comprehensive range of work tops, base and wall units with plumbing under for washing machine, LED lighting under wall units, gas cooker/oven with extractor hood above, glass splashback and stainless steel sink and drainer.

**WC:** 5'3" (1.6m) x 2'3" (0.7m): Having uPVC double glazing to the side elevation, tiled flooring, a ceiling light, a low level WC, hand wash basin with tiled splashback.

**First Floor Landing:** Having uPVC double glazed window to the side elevation, carpet, inset LED spotlights, an airing cupboard with a Worcester combi-boiler, and doors leading to all bedrooms and family bathroom.

**Bedroom 1:** 11'5" (3.5m) x 11'3" (3.4m): Having uPVC double glazed window to the rear elevation, a ceiling light, carpet, spotlights, a central heating radiator, and ample electrical sockets.

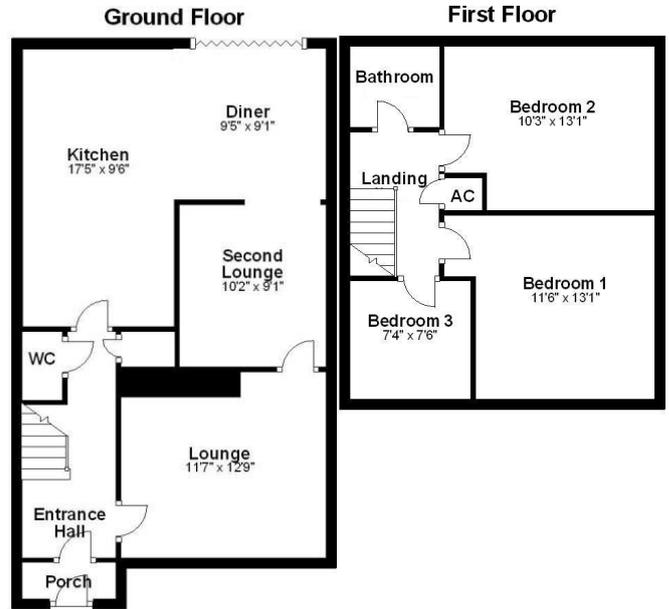
**Bedroom 2:** 10'8" (3.3m) x 10'1" (3m): Having uPVC double glazed window to the rear elevation, a ceiling light, carpet, a central heating radiator and ample electrical sockets.

**Bedroom 3:** 7'5" (2.3m) x 7'4" (2.2m): Having uPVC double glazed window to the front elevation, a ceiling light, carpet, a central heating radiator and ample electrical sockets.

**Family Bathroom:** 7'3" (2.2m) x 5'6" (1.7m): Having uPVC double glazed window to the rear elevation, vinyl flooring, part-tiled walls, inset LED spotlights, three piece suite including panelled bath, hand wash basin with vanity unit and low level WC, a chrome towel radiator and an extractor fan.

**Outside:** to the front of the property is a low maintenance garden being fenced and walled to boundaries. To the side of the property there is ample off road parking which in turn leads to the garage which has up and over door, power and light leading to outbuilding which has twin timber glazed doors which has power and light, personnel door giving access to a beautifully maintained mature garden having raised decked area, shaped lawn flanked by mature shrub and flower borders with slate pathway that leads to a further low maintenance garden area with inset shrubs. The garden is fenced to boundaries.

This property should be viewed to appreciate the superbly maintained good sized family living accommodation on offer.



### Viewing:

Strictly by appointment through the sole selling agents.

### Council Tax:

The property falls within Council Tax Band 'B' which is £1,432.70 for the year 2019/20.

### Planning:

Local Planning Authority:  
Charwood Borough Council - 01509 634 570.

### Services:

The services, fittings and appliances (if any) have not been tested by the agents.

### Energy Performance Certificate:

Rating 79, Band C.

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