

**FOR SALE**  
**Colby Road**  
**Thurmaston**  
**Leicester LE4 8LF**



**OFFERS IN EXCESS OF: £270,000**

- An Unfinished Project Which Must Be Seen
- An Extended Semi Detached Property With Superb Potential
- Located In Highly Sought After Area Of Thurmaston, On a Superb 0.12 Acre Plot
- Porch, Hallway, Lounge, Dining Room, Magnificent Fully Fitted Kitchen, Utility Room & Cloakroom WC
- 3/4 Bedrooms With Planning Approved For 2 Bathrooms
- 28' Tandem Garage
- Driveway With Car Standing For 2 Vehicles
- Substantial Rear Enclosed Garden
- Plans Available



## Location

This property is located on Colby Road, off Humberstone Lane and in the highly sought after area of Thurmaston. The property benefits from being in close proximity to convenience stores, parks, schools and much more. The area is serviced by frequent bus links to and from areas of Leicester.

## Description

\*\*\* UNFINISHED PROJECT\*\*\* This is a superb opportunity to acquire a 3/4 bedroom extended semidetached family home in a highly sought after area set on superb 0.12-acre plot. The accommodation includes porch, hallway, lounge, dining room, magnificent fully fitted kitchen, utility room, cloakroom with Wc and 28' Tandem garage. To the first floor, the accommodation comprises; 3 bedrooms and 2 bathrooms (with proposed accommodation for 3 double bedrooms, dressing room and 2 ensuite bedrooms). Externally, a driveway with car standing for 2 vehicles and a rear enclosed garden with planning approved for an annexe. More details available upon request.

## Accommodation

*All measurements are approximate:*

### Ground Floor

#### Porch

Extended porch to front.

#### Entrance Hall

Stairs off to the first floor.

#### Lounge - 17' 2" x 12' 11" (5.23m x 3.93m)

Radiator, power points and pendant light fittings.

#### Open to

#### Dining Room - 12' 2" x 10' 7" (3.71m x 3.22m)

Pendant light points and power points.

#### Open to Luxury Fitted Kitchen - 20' 2" x 11' 9" (6.14m x 3.58m)

Superb trifold doors to rear with integrated blinds, vaulted ceiling with inset Velux skylight, sink unit with hot and cold mixer tap set into a cut white quartz worktop, full range of cupboard and draw base units, halogen hob, electric oven, and integrated microwave, fitted fridge, freezer and dishwasher, concealed lighting.

#### Utility Room - 8' 8" x 5' 10" (2.64m x 1.78m)

Plumbing for washing machine.

#### Cloakroom WC

#### Tandem Garage - 28' 4" x 7' 10" (8.63m x 2.39m)

### First Floor

#### Bedroom 1 - 19' 5" x 7' 10" (5.91m x 2.39m)

Unfinished project.

#### En Suite Shower Room - 8' 11" x 7' 10" (2.72m x 2.39m)

Unfinished project.

#### Bedroom 2 - 15' 9" x 13' 5" (4.80m x 4.09m)

#### Bedroom 3 - 12' 7" x 10' 7" (3.83m x 3.22m)

#### Existing Bathroom - 8' 11" x 5' 10" (2.72m x 1.78m)

### Outside

#### Front Garden

Car standing for two cars leading to the 28'4 garage.

#### Rear Garden

A substantial rear garden with planning approved for an annexe.

#### Tenure

Freehold.

#### EPC

Pending.

#### Council Tax

The property falls within Band B.

#### Services

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

#### Local Authority

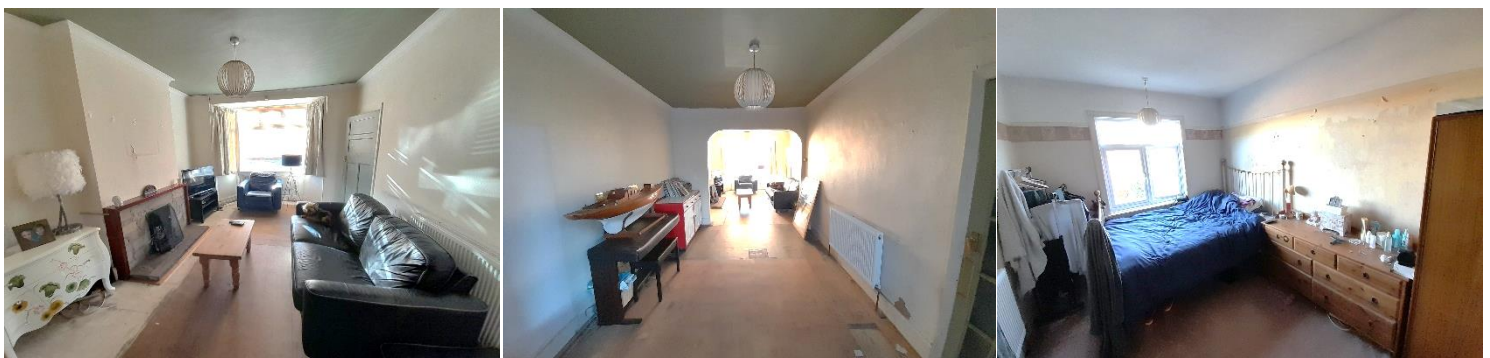
Charnwood Borough Council.

#### Kal Sangra, Shonki Brothers Ltd

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**Floor plan**



**Location plan**

TOTAL FLOOR AREA: 1628 sq ft (151.2 sq m) approx.  
 Where every dimension has been measured to the center of the finished wall, unless otherwise stated. All measurements are approximate and should not be used for legal purposes. The Agents accept no liability for any errors or omissions. The information is provided for information only and should not be relied upon for any legal purpose. The information is provided for information only and should not be relied upon for any legal purpose. The information is provided for information only and should not be relied upon for any legal purpose.

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