Milnroy Road, Thurnby Lodge, Leicester

£270,000 Freehold

Spacious end town house in South Leicester with no upward chain. Features 3 bedrooms, office, attached double garage, solar panels, driveway for 2 cars, and private rear garden with decking.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

KB Knightsbridge Estate Agents
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Entrance Lobby

With wall heater, laminate flooring, door to storage room measuring 1.8 by 1.7 with internal door to garage.

Entrance Hall

With stairs to the first floor, laminate flooring, and a radiator.

Reception Room

16' 1" x 13' 5" (4.90m x 4.10m)

Double-glazed window to the front elevation; living flame effect gas fire with fire surround; understairs storage cupboard with meters; radiator.

Kitchen Breakfast Room

10' 2" x 10' 2" (3.10m x 3.10m)

With double-glazed window to rear elevation, double-glazed door to rear elevation, built-in storage cupboard, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with stainless steel chimney hood over, plumbing for washing machine, radiator.

Office

7' 3" x 5' 11" (2.20m x 1.80m)

This is a useful space for either an office or could be knocked through into the kitchen to create a larger kitchen breakfast.

First Floor Landing

With a double-glazed window to the side elevation, a storage cupboard, loft access with a pull-down ladder leading to a boarded loft with lighting and solar panel equipment.

Bedroom One

13' 1" x 9' 2" (4.00m x 2.80m)

With a double-glazed window to the front elevation, a built-in cupboard, and a radiator.

Bedroom Two

13' 1" x 10' 2" (4.00m x 3.10m)

(narrowing to 2.6m) With double-glazed window to rear elevation, radiator.

Bedroom Three

9' 10" x 7' 3" (3.00m x 2.22m)

With double-glazed window to front elevation, radiator.

Bathroom

5' 3" x 4' 11" (1.60m x 1.50m)

With double-glazed window to rear elevation, bath with electric shower over, pedestal wash hand basin, lino flooring, heated chrome towel rail.

Separate WC

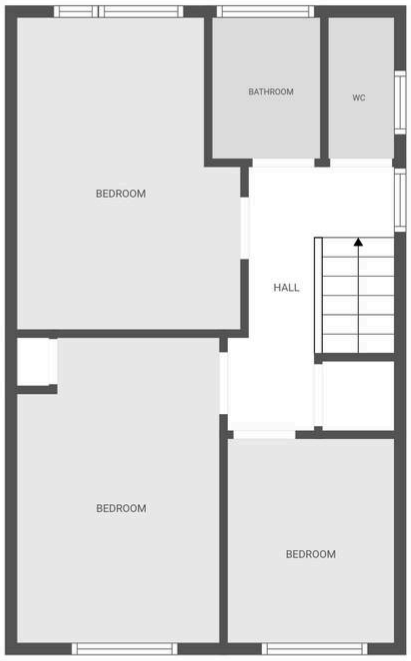
2' 0" x 2' 4" (0.60m x 0.70m)

With a double-glazed window to the side elevation, a low-level WC.

Garden

Patio with raised decked area leading to main lawn, rear garden with fenced perimeter and further raised decked area to rear, gate to side access.

Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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