

JAMES
SELICKS

10 SANDIACRE DRIVE

THURMASTON
LEICESTERSHIRE
LE4 8GA

GUIDE PRICE £295,000



Positioned on a generous plot along a quiet road in Thurmaston, this spacious three-bedroom semi-detached family home is offered for sale with no upward chain.

Porch • entrance hall • sitting room • conservatory • breakfast kitchen • three bedrooms • family bathroom • driveway • generous rear lawned garden • timber shed • outbuildings • EPC - tbc

Accommodation

The property is entered via a uPVC front door leading into porch, with a glazed door opening into the welcoming entrance hall, housing the stairs to the first floor with a useful understairs cupboard beneath, and providing access to the main living accommodation.

The sitting room is a comfortable and inviting space with sliding doors leading into a brick-built uPVC conservatory, which features double doors opening onto the rear garden. The well-appointed breakfast kitchen offers a range of oak-fronted wall and base level units, incorporating a stainless steel sink with brushed aluminium mixer tap, electric oven, microwave, gas hob with extractor above, integrated fridge freezer, washing machine and dishwasher. A breakfast bar provides additional seating space, while a door gives access to the rear garden.

To the first floor, the landing provides access to three bedrooms and a fitted family bathroom. The bathroom comprises a modern white three-piece suite including a low flush WC, pedestal wash hand basin and panel bath with electric shower over.

Outside

To the front of the property is a block-paved driveway providing off-road parking, while the rear boasts a generous lawned garden with paved patio areas, timber shed and additional outbuildings. The rear garden offers a private and spacious setting, mainly laid to lawn with patio areas, timber shed and further useful outbuildings.

Location

Thurmaston is located approximately three and a half miles north of Leicester city centre (with frequent bus services) and offers ease of access to the M1/M69 motorway networks via the A46 Western bypass, local shopping and schooling found at nearby Thurmaston and Syston villages.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Charnwood Borough Council, **Tax Band:** B

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

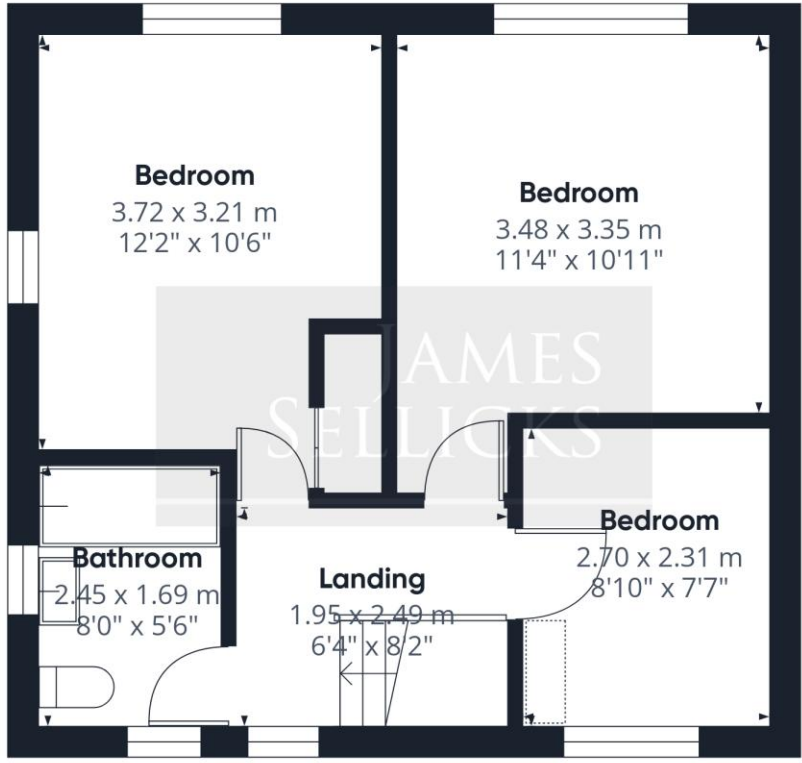
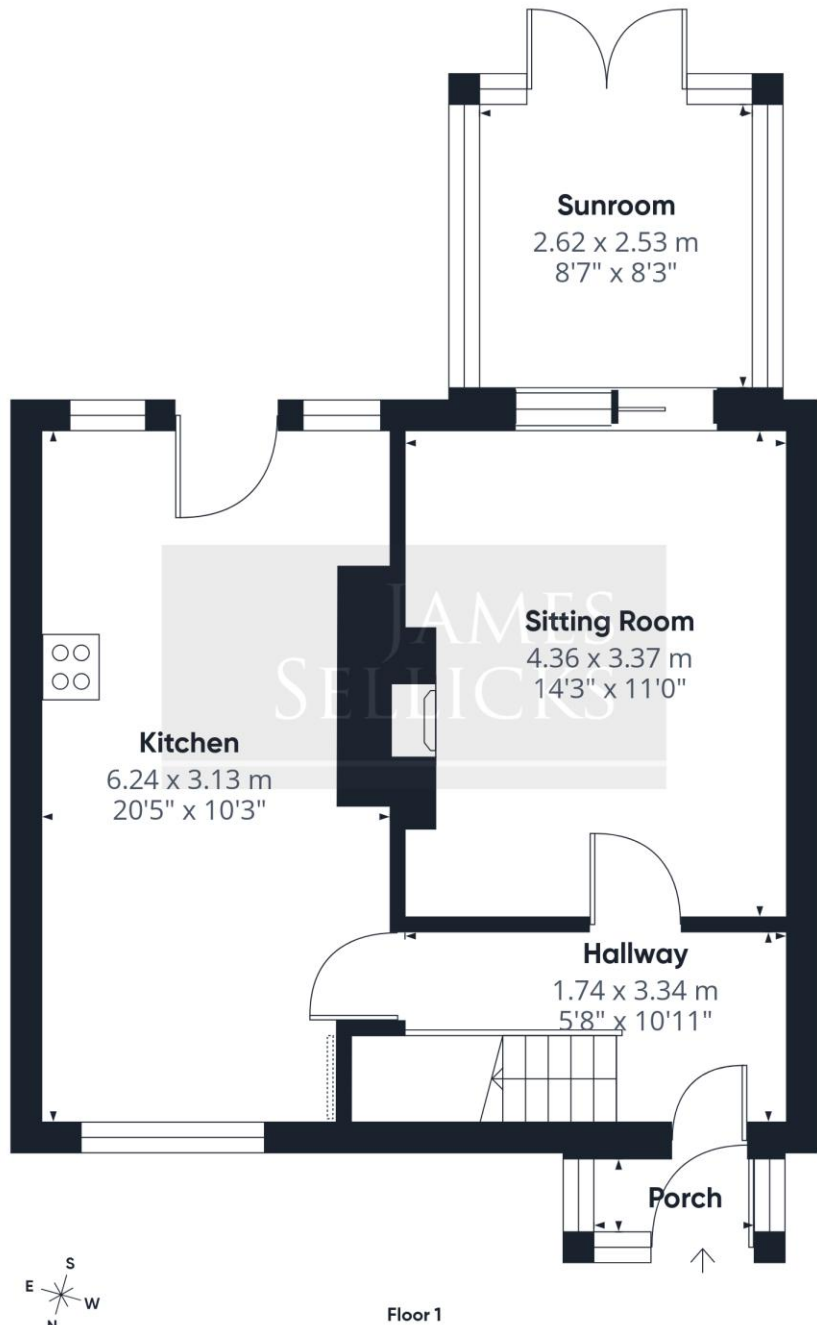
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.









Approximate total area⁽¹⁾
85.6 m²
922 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

