



40 Colby Drive, Thurmaston
£345,000

MOORE
& YORK



40 Colby Drive

Thurmaston, Leicester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended Semi Detached Family Home
- Lounge/Dining Area, Sitting Room & Kitchen
- Four Bedrooms & Two Shower Rooms
- Gas Central Heating & D\G
- Ample Block Paved Parking
- Easily Maintainable Garden with Workshop
- Ideal Family Home
- Popular and Sought After Location
- Viewing Essential



DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to;

ENTRANCE PORCH

Hardwood and glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation.

LOUNGE/DINING ROOM

25' 0" x 14' 0" (7.62m x 4.27m)

Radiator, TV point, under stairs cupboard, double radiator, sealed double glazed sliding patio door to:

SITTING ROOM

9' 8" x 8' 2" (2.95m x 2.49m)

TV point, UPVC sealed double glazed window and French doors to rear garden.

KITCHEN

18' 5" x 9' 6" (5.61m x 2.90m)

Fitted in an extensive range of soft close units comprising sink unit with cupboards under, matching range of base units with Granite work surfaces over with matching upturn, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven/grill and five piece gas burner with Angled extractor fan over, integrated dishwasher, concealed Worcester boiler, designer Vertical radiator.

BEDROOM 4

10' 0" x 9' 0" (3.05m x 2.74m)

Radiator, UPVC sealed double glazed window.

SHOWER ROOM

Three piece suite comprising natural rainwater tiled corner shower cubicle, vanity sink unit and low level WC, tiled throughout.

FIRST FLOOR LANDING

Access to loft space, airing cupboard.

BEDROOM 1

12' 0" x 10' 0" (3.66m x 3.05m)





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REAR GARDEN

Easily maintainable garden to rear comprising decked seating area leading to block paved garden area with detached storage room (14'1" x 8'5") ,with power, lighting and heating. and greenhouse.

OFF STREET

1 Parking Space

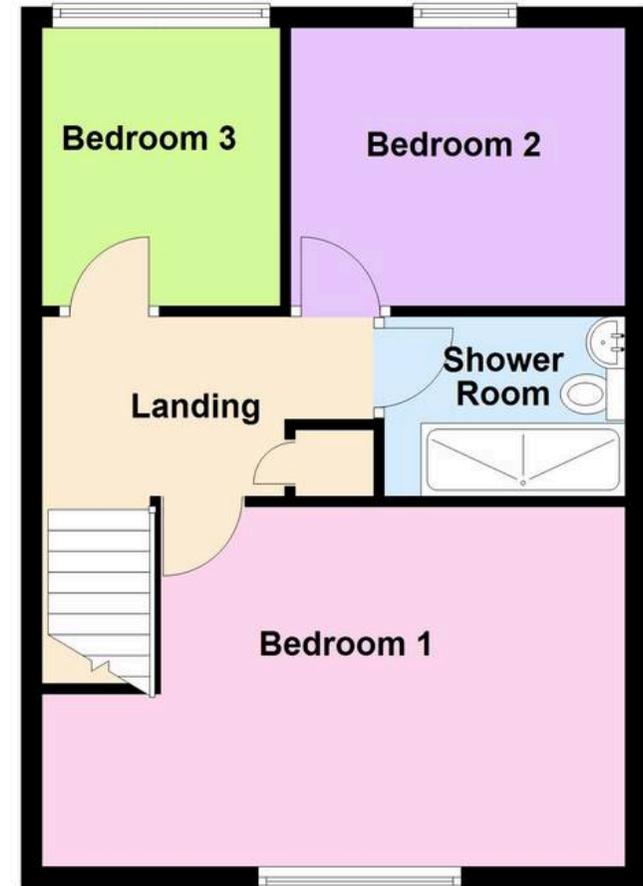
Block paved parking to front for numerous cars.



Ground Floor



First Floor





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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.