



17 Station Road, Thurnby  
£495,000

MOORE  
& YORK



## 17 Station Road

Thurnby, Leicester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Character Family Home
- Four Bedrooms
- Stunning Gardens
- Bathroom & Shower Room
- Sought After Location
- Gas Heating & Double Glazing
- Viewing Essential
- Ample Parking & Garage



## DETAILED ACCOMODATION

Feature solid oak door with beam over leading to:

### RECEPTION HALL

Stairs leading to first floor accommodation, leaded light picture windows to side, partial quarry tiled flooring, radiator, shelved under stairs cupboard.

### DINING ROOM

14' 3" x 10' 8" (4.34m x 3.25m)

Radiator, UPVC leaded light sealed double glazed circular bay window to front aspect, real effect coal fire set in marble effect and carved hardwood surround with matching raised hearth.

### LOUNGE

23' 10" x 10' 9" (7.26m x 3.28m)

Display York stone fire surround, TV point, radiators, UPVC sealed double glazed sliding patio door to rear garden.

### KITCHEN/BREAKFAST ROOM

19' 5" x 11' 11" (5.92m x 3.63m)

Comprising double drainer sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, built in oven/grill and four piece gas hob, radiator, UPVC sealed double glazed window, central exposed brick pillar, shelved cupboard.

### OUTER LOBBY

Private door to garage, tiled floor, door to side covered pathway.

### CLOAKROOM/WC

Low level WC, tiled floor.

### UTILITY ROOM

9' 9" x 6' 2" (2.97m x 1.88m)

Sink unit with cupboard under, matching base unit and eye level cupboard, radiator, UPVC sealed double glazed window, plumbing for washing machine

### FIRST FLOOR LANDING

Access to loft space, arched glazed internal picture





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**REAR GARDEN**

Good sized

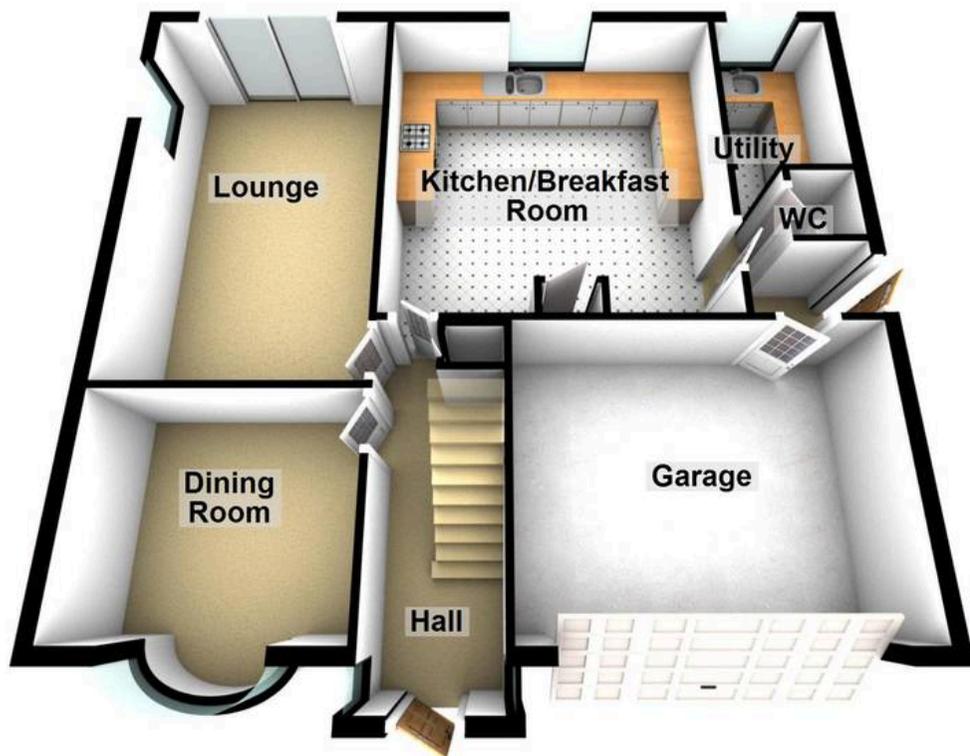
**GARAGE**

Single Garage

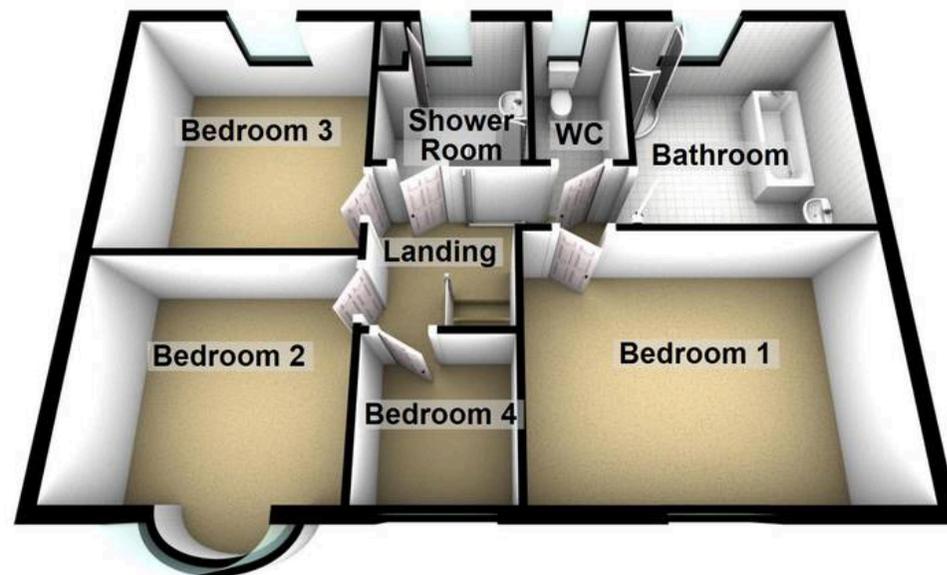
Ample Parking & Garage



Ground Floor



First Floor





## Moore & York

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