



READINGS

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Herthull Road

Thumby Lodge, Leicester, LE5 2EL

Offers Over £280,000



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This immaculately presented and spacious three-bedroom mid-town house enjoys a pleasant position overlooking a large green to the front. Please note there is no driveway with this property.

The current owners have carried out a number of improvements in recent years, including a new roof with Velux windows installed in 2023, replacement uPVC double glazed windows and rear door within the last four years, and a stylish composite front door fitted last year.

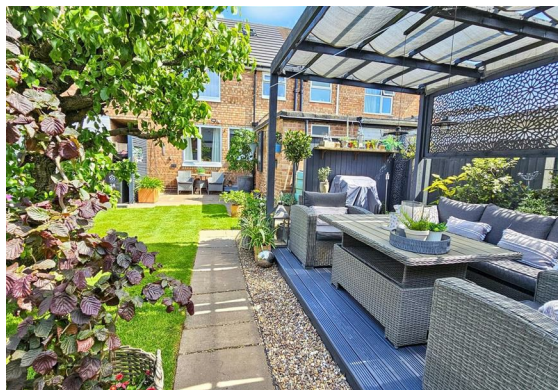
The home is tastefully decorated and is ready for its new owners to simply move in and enjoy.

There is a front garden, entrance hall, generously sized lounge and a beautiful hand-built kitchen featuring plenty of storage, oak worktops, range cooker, wine cooler and Belfast sink.

Upstairs, there are three spacious bedrooms, all with built-in storage, the third bedroom includes a fitted cabin bed and there's a family bathroom. From the landing, a fixed ladder provides access to a boarded loft space with two Velux windows — offering excellent storage and potential for conversion, subject to the usual consents.

The rear garden is another standout feature of this home. Beautifully presented, it offers a variety of seating areas including a patio and covered decking area, as well as two outside stores and a convenient outdoor toilet.

Overall, this is an excellent family home in a highly popular location, presented in show-home condition. Early viewing is highly recommended to avoid disappointment.





Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: A

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

Annual Estate Management Charge If Applicable: n/a

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

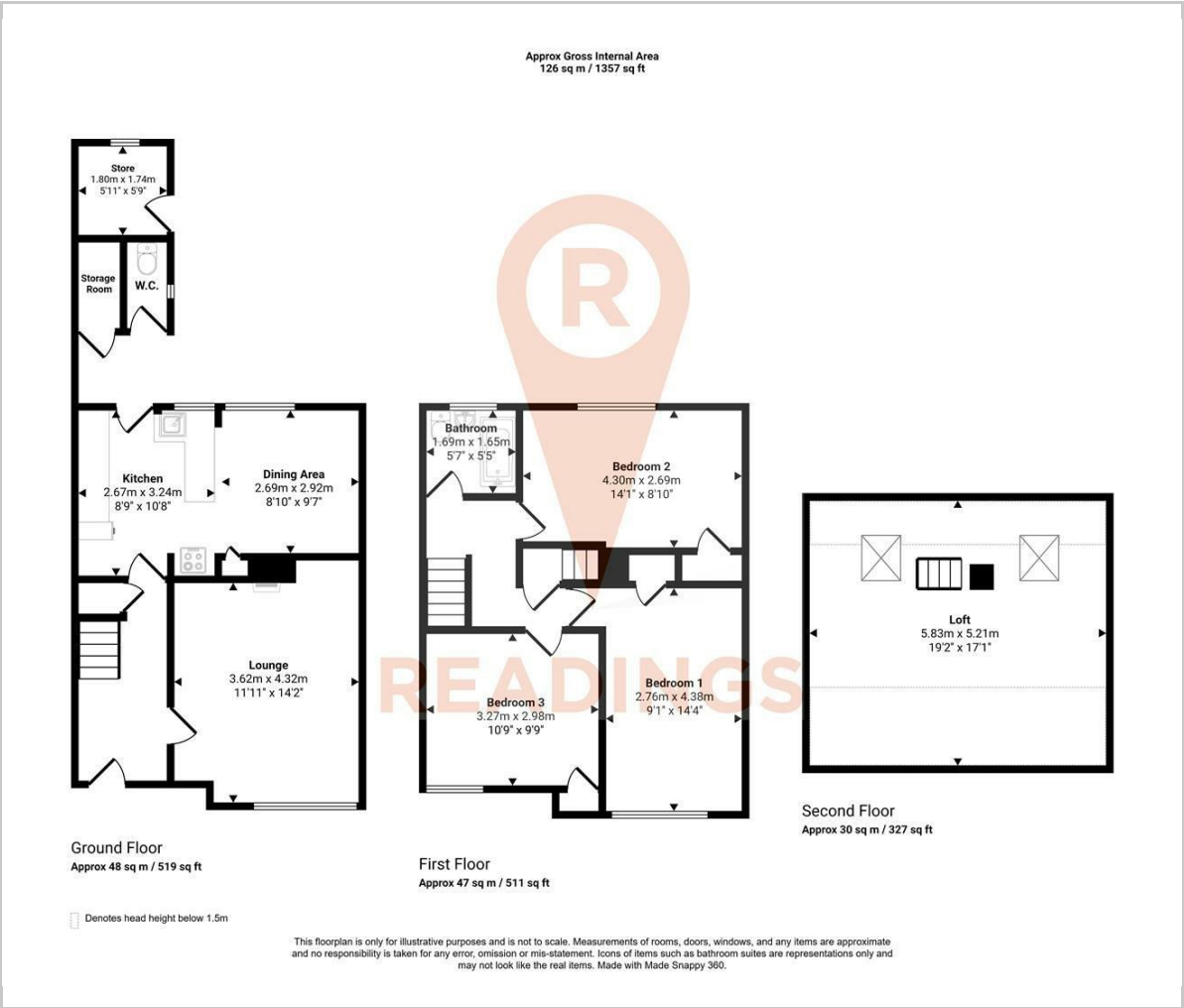
Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.



Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

