

## **Methuen Avenue, Thurmaston**

Leicester, Leicestershire, LE4 8FS

£795 PCM









NEWTON FALLOWELL PRESENTS A MODERN THREE BEDROOM TERRACED PROPERTY LOCATED CLOSE TO THURMASTON SHOPPING CENTRE AND WATERMEAD COUNTRY PARK. WITH GOOD LINKS TO NOTTINGHAM AND LEICESTER CITY CENTRE.

Benefiting from gas central heating, double glazing, driveway for 2 vehicles, situated at the end of a cul-de-sac.

There is a private landscaped garden to the rear with seated terrace, patio, timber summer house and shed.

Boasting three double bedrooms, open-plan living kitchen in a shaker style with velux skylights, recently fitted contemporary shower room.

Offered on an unfurnished basis to include an american style fridge/freezer, washer/dryer, integrated dishwasher, range cooker gas hob/electric oven.

WOOD BURNING STOVE IN LOUNGE - UNFORTUNATELY DECORATIVE ONLY AND NOT FOR TENANT USE\*

Available now.

**ACCOMMODATION** 

**ENTRANCE HALLWAY** 

**RECEPTION ROOM** 

**OPEN KITCHEN/DINER** 

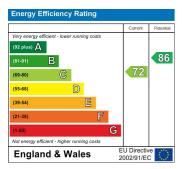
**STAIRS & LANDING** 

**BEDROOM 1** 

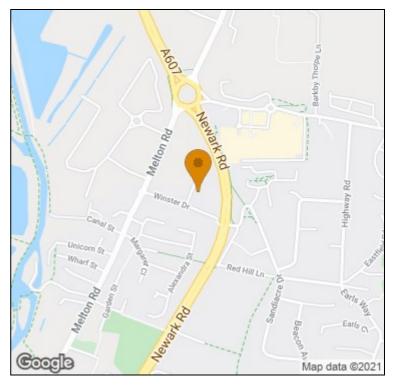
**BATHROOM** 

**BEDROOM 2** 

**BEDROOM 3** 



Environmental Impact (CO <sub>2</sub> ) Ratin	ng	
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🔼		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	J Directiv	



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