



## Brackenfield Way, Thurmaston

Leicester, Leicestershire, LE4 8GT

£895 PCM



**NEWTON FALLOWELL PRESENTS A 4 BEDROOM SEMI DETACHED PROPERTY IN THURMASTON**

Substantially extended to both the side and rear to create this well presented family home. The accommodation is well presented throughout, including an entrance hall, living room, kitchen, utility room, conservatory, ground floor bathroom, ground floor multi-purpose room/currently used as a fourth bedroom, and three bedrooms found on the first floor accessed via the landing. Occupying a superb plot with generous driveway, single garage and pleasant lawn & gardens to the rear.

**ACCOMMODATION**

**ENTRANCE HALLWAY**

**BATHROOM**

**KITCHEN**

**RECEPTION ROOM**

**CONSERVATORY**

**UTILITY ROOM**


**BEDROOM 1**


**STAIRS & LANDING**

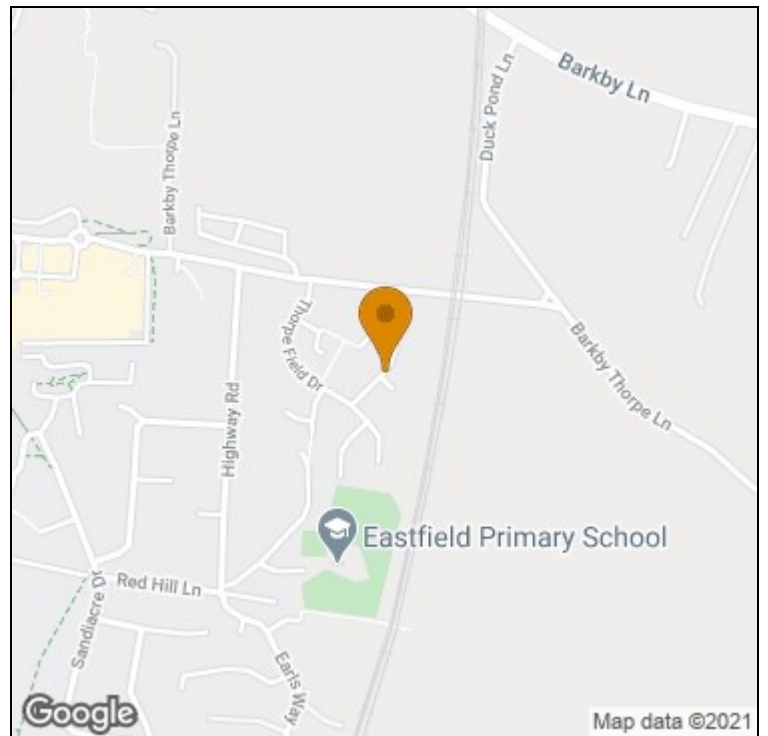
**BEDROOM 2**

**BEDROOM 3**

**BEDROOM 4**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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