

The image shows a bright, empty interior of a semi-detached townhouse. On the left, there is a large window with three panes, each featuring a diamond-patterned security grille. Below the window is a white radiator. A brass chandelier hangs from the ceiling. In the center, a white partition wall separates the living area from a hallway. A red door is visible at the end of the hallway. To the right, a black metal staircase with a glass railing leads up to a mezzanine level. Sunlight streams in from the window, casting long, striped shadows across the light-colored wooden floor.

# *Warren Drive*

## Thurmaston

1 Bed Semi-Detached Townhouse • LE4 9WU • £725 pcm • £830 Deposit



# Warren Drive, Thurmaston

Very well presented modern one bedroom town house situated in a quiet cul de sac by Thurmaston. The property has a fully fitted kitchen with a new electric cooker and plumbing for a washing machine. The living area is open plan with laminate flooring and a spiral staircase to the first floor accommodation which includes a master bedroom and spacious bathroom with white bathroom suite and electric shower. The garden is fully enclosed and private with a patio area. There is also off street parking to the rear of the property. Now available to let.

**Living area** 4.78m (15'8) x 4.16m (13'8)

Open plan living area with laminate flooring and feature spiral staircase.

**Kitchen** 2.12m (6'11) x 1.97m (6'6)

Fully fitted kitchen with electric cooker and plumbing for a washing machine.

**Master bedroom** 4.16m (13'8) x 2.48m (8'2)

Spacious master bedroom located on the first floor. With light windows and built in wardrobes.

**Bathroom** 2.12m (6'11) x 1.97m (6'6)

Bathroom with three piece suite including bath with electric shower.

**Garden**

Enclosed private rear garden with patio area.

**Parking**

Communal carpark to the rear of the property along with plenty of on-road parking.

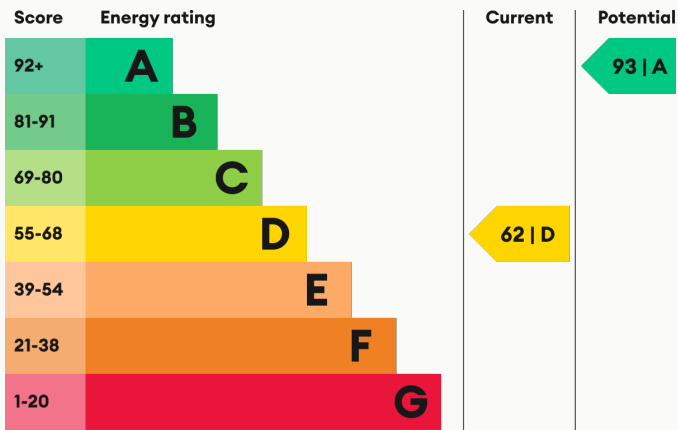
**Heating**

Economy 7 night storage heaters.

**Glazing**

Upvc Double Glazing

## Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.





Kitchen



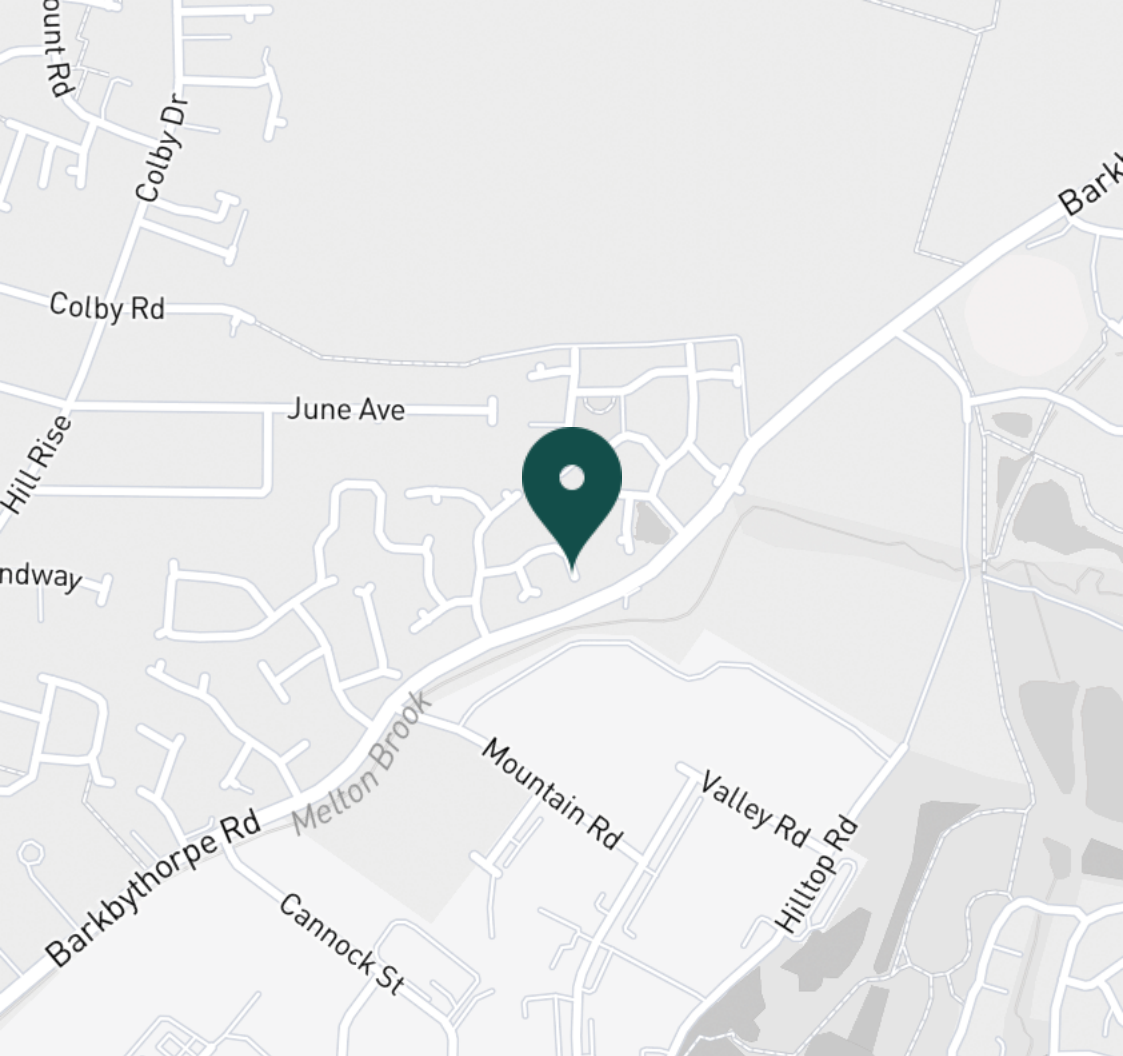
Kitchen



Kitchen



Lounge / Kitchen



#### SUPERMARKETS

|                      |        |
|----------------------|--------|
| Lidl Gipsy Ln        | 1.6 mi |
| Sainsburys Melton Rd | 1.9 mi |
| Tesco Extra Hamilton | 2.1 mi |
| Lidl Birstall        | 2.7 mi |
| Asda Thurmaston      | 2.8 mi |

#### GYMS

|                              |        |
|------------------------------|--------|
| The Warehouse Gym            | 2.9 mi |
| Hot Bodys Gym Ltd            | 3.2 mi |
| Fosse Fitness 365            | 3.4 mi |
| DW Gym Group                 | 3.5 mi |
| Progress Works Gym Glenfield | 6.4 mi |

#### TRAIN STATIONS

|                  |         |
|------------------|---------|
| Syston           | 3.2 mi  |
| Leicester        | 3.8 mi  |
| South Wigston    | 3.9 mi  |
| Sileby           | 7.7 mi  |
| Barrow upon Soar | 10.0 mi |

#### NURSERY SCHOOLS

|                           |        |
|---------------------------|--------|
| Hamilton Hilltop          | 0.7 mi |
| Charnwood Nursery & PS    | 1.7 mi |
| Thurmaston Village PS     | 2.1 mi |
| Little Footprints Nursery | 2.8 mi |
| Watermead Day Nursery     | 3.1 mi |

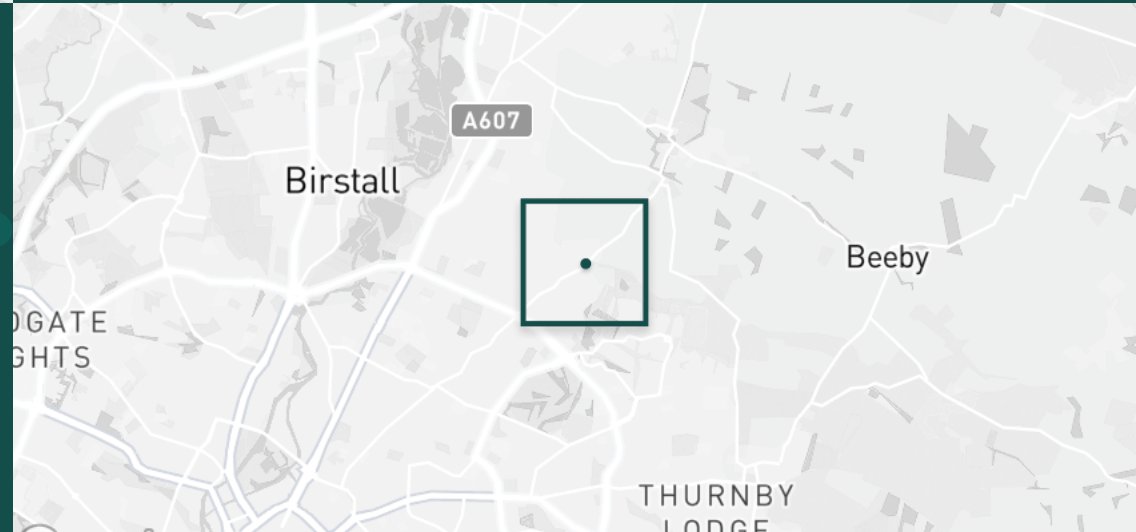
#### PRIMARY SCHOOLS

|                               |        |
|-------------------------------|--------|
| Sandfield Close PS            | 1.5 mi |
| Hope Hamilton CE PS           | 1.6 mi |
| Eastfield PS                  | 2.8 mi |
| Woodstock PS                  | 3.2 mi |
| St Peter & St Paul CE Academy | 3.5 mi |

#### HIGH SCHOOLS

|                                 |        |
|---------------------------------|--------|
| Rushey Mead Academy             | 2.0 mi |
| The Roundhill Academy           | 3.1 mi |
| Babington Community College     | 4.6 mi |
| English Martyrs Catholic School | 5.4 mi |
| Ratcliffe College               | 6.9 mi |

Discover  
*Thurmaston*



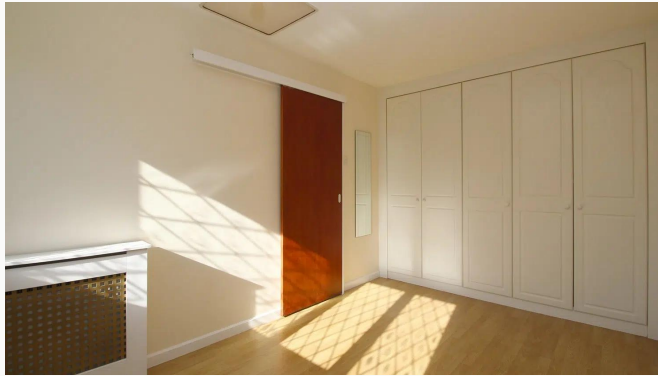


- ✓ Quiet cul de sac location
- ✓ Private enclosed rear garden
- ✓ Off street parking
- ✓ Well presented throughout
- ✓ Feature spiral staircase
- ✓ Built in wardrobes





Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Garden



Garden



Garden





Entrance



Warren Drive

**Available**  
From 02/06/2025

**Comes**  
Unfurnished

**Bedrooms**  
1

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
Off road

**Postcode**  
LE4 9WU

**Rent**  
£725 pcm

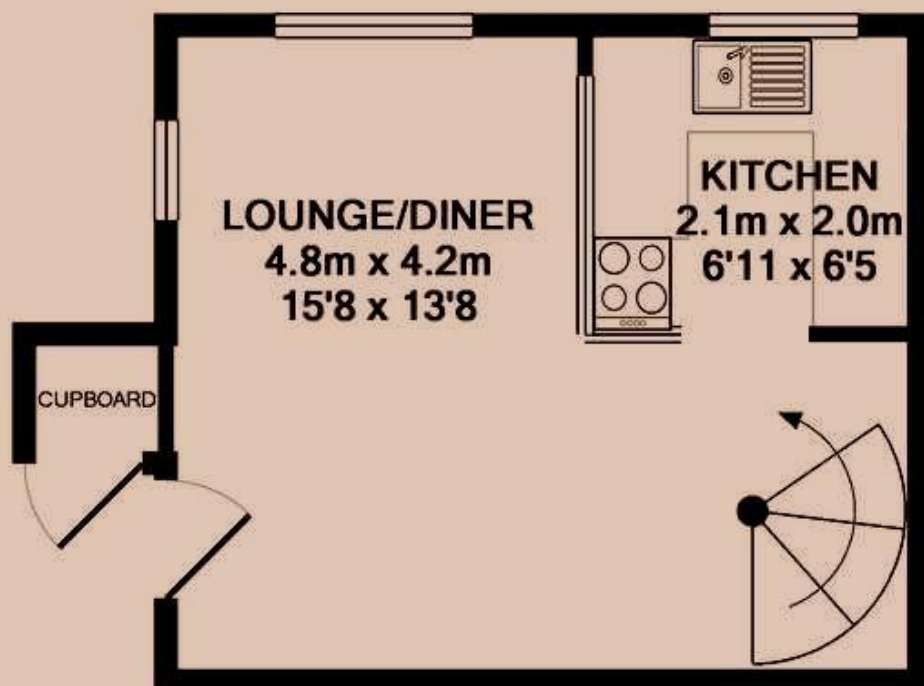
**Deposit**  
£830

**EPC**  
62 | D

**Council Tax Band**  
A

**ID**  
#230

**Updated**  
02/06/2025



GROUND FLOOR



1ST FLOOR



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