



Eastfield Road, Thurmaston

Leicester, Leicestershire, LE4 8FP

Chain Free £400,000



Representing a rare and exciting opportunity, this three/four bedroom detached bungalow is situated in a popular residential location within walking distance to local schooling and demands an internal inspection to be fully appreciated. This flexible gas centrally heated bungalow features an entrance hall with a walk in cloaks/storage cupboard, larger than average lounge, formal dining room, breakfast kitchen, second sitting room/fourth bedroom, three further bedrooms, bathroom and separate WC. Externally there is a sweeping driveway to the front leading to an attached double garage, with front and rear lawned gardens. Available with no upward chain and conveniently positioned for access to the A46 and bus routes as well as an array of amenities available at Thurmaston Shopping Centre, an early viewing is strongly recommended to avoid disappointment.

Accommodation

An upgraded front entrance door opens into the:

Entrance Hall

Presented with carpet flooring, the entrance hall gives access to some of the accommodation. With carpet flooring and a central heating radiator. There is also access to a walk in cloaks/storage cupboard measuring (2.87m max x 2.41m) with carpet flooring and a built in cupboard with shelving. This space could also be utilised as a study.

Lounge

14'9" x 16'7" (4.52m x 5.08m)

Larger than average in size, the primary reception room is positioned around a feature fireplace. With coved ceilings, central heating radiator, sliding doors to the rear garden and carpet flooring. A door leads to the:

Dining Room

10'7" x 8'11" (3.24m x 2.73m)

Perfect formal dining, the second reception room offers a window to the rear elevation, carpet flooring, central heating radiator and coved ceilings. A door leads to the:

Breakfast Kitchen

13'11" x 8'10" (4.25m x 2.71m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 'Bosch' oven, 'Neff' four ring gas hob with extraction hood above, wall mounted Worcester Bosch boiler (Fitted in 2019), inset sink and drainer and space for appliances. Enjoying the use of a breakfast bar, there is a window to the side elevation, spotlighting and a side access door.

Sitting Room/Bedroom Four

17'4" max x 17'3" (5.30m max x 5.26m)

Ideal for use as a second sitting room or larger than normal double bedroom, with a window to the front driveway, carpet flooring, two central heating radiators and coved ceilings.

Bedroom One

13'8" max x 11'11" (4.17m max x 3.64m)

Enjoying the use of built in wardrobes, bedroom one is a comfortable double and features a window to the rear garden, carpet flooring, coving and a central heating radiator.

Bedroom Two

14'2" into robes x 8'10" (4.32m into robes x 2.71m)

With a window to the rear elevation, carpet flooring, central heating radiator and built in wardrobes.

Bedroom Three

10'7" x 11'4" max (3.23m x 3.47m max)

With a window to the front elevation, carpet flooring, central heating radiator and a built in wardrobe.

Bathroom

7'7" max x 7'5" (2.32m max x 2.28m)

Fitted with a four piece suite comprising a bath, shower cubicle, wash hand basin with storage beneath and wc, with complementary tiled surrounds. There is also a heated towel rail and a window to the front elevation.

Separate WC

Fitted with a two piece suite comprising a wc and wash hand basin, with tiled flooring and a window to the front elevation.

Outside

A particular feature to the property is the larger than normal plot which occupies a tucked away position adjacent to local schooling. Upon your entrance to the property you are greeted by a sweeping driveway which provides off street parking providing access to the front of the bungalow and the attached double garage. There is also lawned areas accompanied with a range of shrubs. Access to the side leads to a mainly laid to lawn garden featuring paved areas, perfect for outdoor sitting, with a garden shed, range of plants, trees and shrubs and fencing to boundaries.

Double Garage

14'6" x 17'3" (4.43m x 5.26m)

With light, power, gas meter, up and over door to the front and a side access door.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

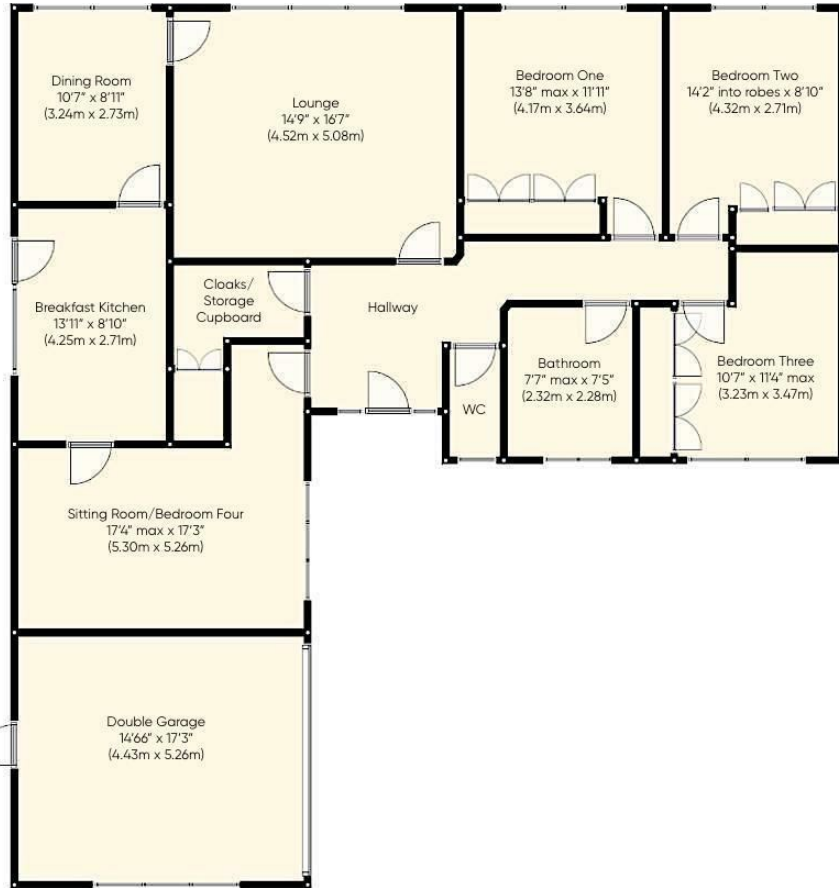
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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