



Alexandra Street, Thurmaston

Leicester, Leicestershire, LE4 8FD

£259,950



An excellent opportunity for those looking to downsize, this two double bed roomed semi detached bungalow is just a short walk from the popular Melton Road which boasts multiple shops, pubs and excellent public transport links as well as being within close proximity to Watermead Country Park. Having been occupied by the same owner since the 1980's, the layout includes an entrance hall, lounge, kitchen, two double bedrooms and a bathroom. Situated in a popular location, the plot offers parking to the front giving access to the garage, with a particularly private garden at the rear. Sure to attract immediate interest, an early viewing comes strongly recommended to avoid disappointment.

Accommodation

A side entrance door opens into the:

Entrance Hall

Giving access to all of the accommodation, with a built in cupboard offering shelving and housing the electric meter.

Lounge

12'11" not into bay x 12'5" max (3.94m not into bay x 3.80m max)

Offering a walk in bay window to the front elevation, the reception room is positioned around a stone fireplace. Offering a window to the side elevation, carpet flooring, beamed ceilings and a central heating radiator.

Kitchen

10'2" x 8'6" (3.10m x 2.60m)

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include a built in oven, four ring gas hob, inset sink and drainer and space for appliances. With a window to the side elevation and a rear access door.

Bedroom One

12'0" x 11'5" (3.66m x 3.49m)

A double room enjoying the use of built in wardrobes, with a window to the front elevation, carpet flooring, built in drawers and a central heating radiator.

Bedroom Two

10'11" x 8'11" (3.34m x 2.73m)

A second double room offering carpet flooring, central heating radiator, coving and sliding patio doors to the rear garden.

Bathroom

7'9" x 5'10" (2.37m x 1.80m)

Fitted with a three piece suite comprising a bath with 'Mira' shower over, wash basin with storage beneath and wc, with a central heating radiator and rear elevation window.

Outside

Outside to the front of the property there is a lawned front garden being fenced and walled to boundaries. There is also a driveway providing off road parking and leading alongside the property to the rear where a larger than normal garage can be found. A particular selling feature of the accommodation is the lawned rear garden not overlooked from beyond, with a variety of plants and shrubs, apple tree, feature pond and outside tap. There is also an outside store housing the gas central heating boiler.

Garage

approx 28'0" x 9'7" (approx 8.54m x 2.94m)

With an up and over door and side access door.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band B. 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.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

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.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

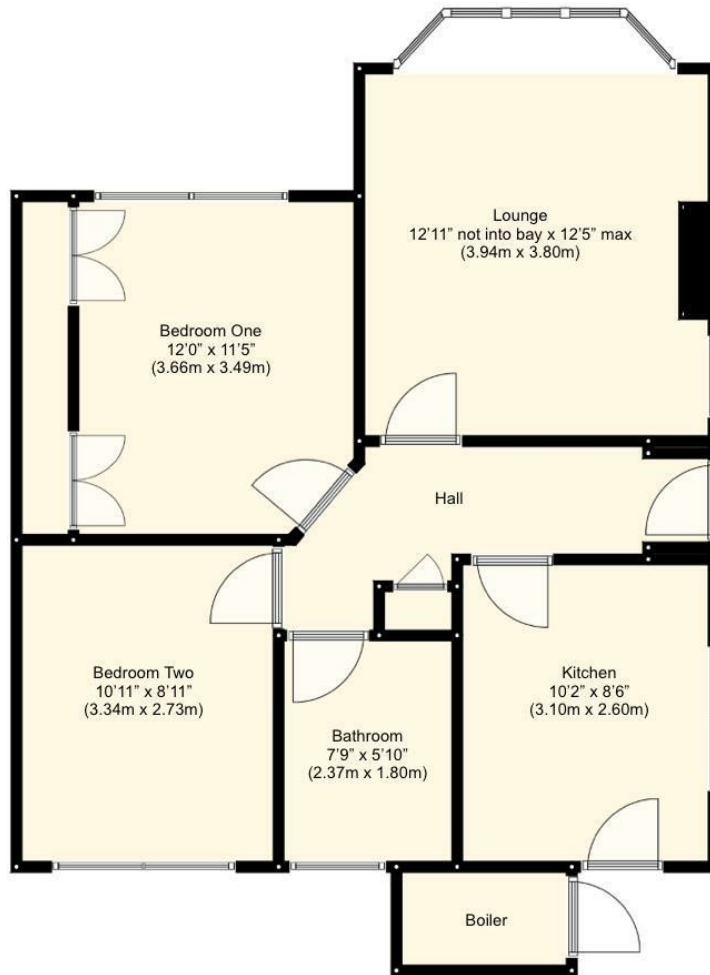
Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through

them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

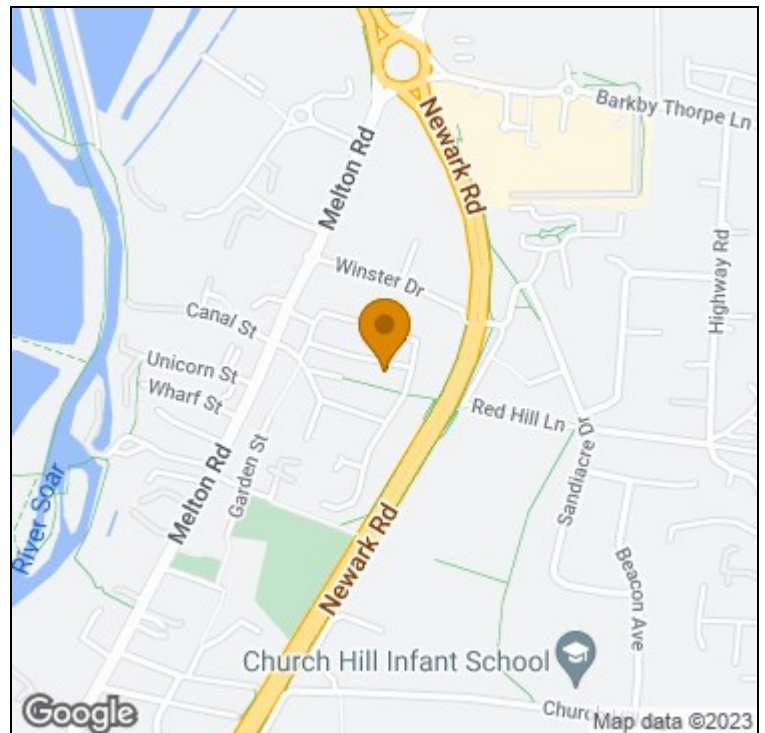
Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |



t: 01163440110 e: syston@newtonfallowell.co.uk

www.newtonfallowell.co.uk