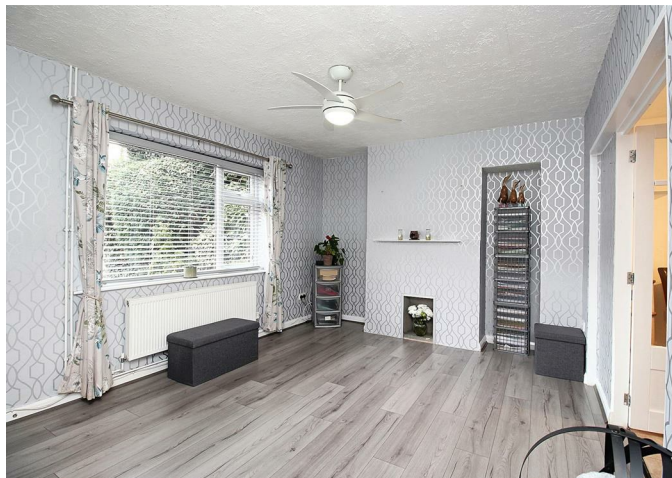
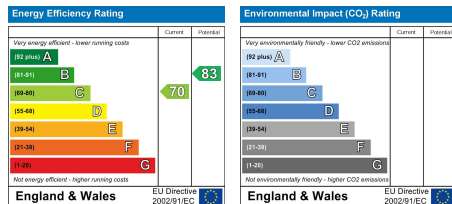




Forest Avenue, Thurmaston
Leicester, Leicestershire, LE4 8AD

Forest Avenue, Thurmaston Leicester, Leicestershire, LE4 8AD £280,000

Occupying a cul de sac position, walk in and be surprised by this four bedroom semi detached home situated within walking distance to Watermead Country Park. Benefiting from gas centrally heating, this extended offers an entrance hall, lounge, kitchen diner and conservatory, with the first floor offering three bedrooms and a bathroom. The annexe boasts a lounge, kitchenette, first floor landing, double bedroom and shower room. The plot offers a driveway to the front with a garden at the rear featuring two larger than normal sheds. An immediate viewing comes highly recommended to avoid disappointment.



Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with wood effect flooring, there is a central heating radiator and a staircase rising to the first floor. A door leads to the lounge and another door leads to the annexe.

Lounge

10'11" x 15'7" (3.35m x 4.75m)

Offering a window to the front elevation, wood effect flooring and a central heating radiator. Doors lead to the:

Kitchen Diner

8'5" x 18'11" (2.59m x 5.77m)

Affording space for a table and chairs, the kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tile effect laminate flooring. Features include an inset 1.5 sink and drainer with mixer tap, built in oven, four ring gas hob with extractor hood above, dishwasher and space for fridge freezer. With a useful built in cupboard providing storage, central heating radiator, rear elevation window and doors giving access to the:

Conservatory

7'4" x 12'5" (2.24m x 3.80m)

With dual aspect glazing, central heating radiator, plumbing for washing machine and sliding doors giving access to the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the loft space.

Bedroom One

11'0" x 12'1" max (3.36m x 3.70m max)

A double room offering a window to the front elevation, carpet flooring, TV point and a central heating radiator.

Bedroom Two

8'7" x 11'2" (2.62m x 3.42m)

With a window to the rear elevation, wood effect flooring, central heating radiator and a fan.

Bedroom Three

7'2" x 6'6" (2.19m x 1.99m)

With a window to the front elevation, carpet flooring, central heating radiator and fan.

Bathroom

5'2" x 6'11" (1.60m x 2.11m)

Fitted with a three piece suite comprising a bath with shower over, wash hand basin and wc, with a window to the rear elevation and a central heating radiator.

Annexe

Lounge

14'10" x 9'10" (4.53m x 3.00m)

With a window to the front elevation, carpet flooring, storage under the stairs, useful built in storage, staircase rising to the first floor and access to the:

Kitchenette

4'6" x 6'9" (1.39m x 2.08m)

With space for appliances, inset sink and drainer, countertop space for a microwave, wall mounted central heating boiler and a central heating radiator. A door leads to the garden.

First Floor Landing

Giving access to the bedroom and bathroom, with a hatch to the loft space with boarding and a ladder.

Bedroom

9'3" x 9'11" (2.83m x 3.03m)

A double room offering a window to the front elevation, with carpet flooring and a central heating radiator.

Shower Room

4'8" x 9'10" (1.44m x 3.01m)

Fitted with a three piece suite comprising a shower, wash hand basin with storage beneath and wc, with tiling, shaver point, central heating radiator and a window to the rear elevation.

Outside

A particular selling feature of the accommodation is the larger than normal plot firstly offering a driveway to the front providing off road parking. Gated access leads to a particularly private garden not overlooked from beyond with some areas of lawn, paved areas and a variety of plants. There are also two timber sheds, one measuring 6.10m x 3.03m and the other measuring 4.86m x 2.42m. There is also access from garden to an internal toilet.



Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Please Note: Improvements have been made to the property that could result in the tax band changing if a relevant transaction takes place i.e. if the property is sold.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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.

Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your 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

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 (width x length), floorplans 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 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.





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 Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. 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 energy assessor 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.





