



Church Hill Road, Thurmaston  
Leicester, Leicestershire, LE4 8DF



## Church Hill Road, Thurmaston Leicester, Leicestershire, LE4 8DF £270,000

An excellent opportunity for those looking to downsize or families due to being within walking distance to local amenities, this two bedroom semi detached bungalow must be viewed in person to be fully appreciated. The gas centrally heated layout includes an entrance hall, lounge, conservatory, breakfast kitchen, two bedrooms and bathroom. The plot offers a driveway providing off road parking leading to a carport leading to a single garage, with a lawned garden to the rear not overlooked from beyond. Sure to attract immediate interest, an early viewing comes strongly recommended to avoid disappointment.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(82-90a) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(19-34) <b>E</b>	
(21-38) <b>F</b>		(11-20) <b>F</b>	
(1-20) <b>G</b>		(1-10) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>85</b>	<b>64</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



### Accommodation

Side entrance door opens into the:

#### Entrance Hall

The entrance hall gives access to the majority of the accommodation, with a central heating radiator and side elevation window.

#### Lounge

14'7" x 11'8" (4.45m x 3.56m)

Positioned around a feature log burner (optional), the primary living space is presented with carpet flooring and offers a window to the front elevation. With two wall lights, central heating radiator and coving. Sliding door leads to the:

#### Conservatory

6'5" x 10'10" (1.96m x 3.30m)

Perfect for formal dining, with a window to the rear elevation, tiled flooring, central heating radiator and french doors which open inwards to provide access to the rear garden.

#### Breakfast Kitchen

8'3" x 15'2" max into doorway (2.51m x 4.62m max into doorway)

Fitted with a contemporary range of wall mounted and base units with complementary roll edge work surfaces over, matching splashbacks. Features include a built in oven with a four ring hob over with brick effect tiled splashbacks and an extractor hood above, inset 1.5 sink and drainer unit with mixer tap, wine rack and space for fridge freezer. With two useful built in storage cupboards with shelving, rear elevation window, spotlighting, central heating radiator and a side access door.

#### Bedroom One

9'7" x 12'4" not into robes (2.92m x 3.76m not into robes)

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

#### Bedroom Two

8'0" x 9'9" (2.44m x 2.97m)

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

#### Bathroom

6'2" x 9'8" (1.88m x 2.95m)

Fitted with a contemporary four piece suite comprising a shower enclosure, bath, wash hand basin with storage beneath and a wc, with complementary brick effect tiled surrounds. With a central heating radiator, built in cupboard and a window to the side elevation.

#### Outside

Situated within walking distance to local schooling, the front garden is mainly gravelled with a variety of shrubbery and a pathway leading to the front door. There is also a driveway to the side providing off road parking and giving access to the carport. The rear garden has a paved patio area with steps leading to lawned area, gravelled areas, decked area ideal for sitting and a variety of plants and shrubs to borders. The property also has single garage.

#### Tenure & Council Tax

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



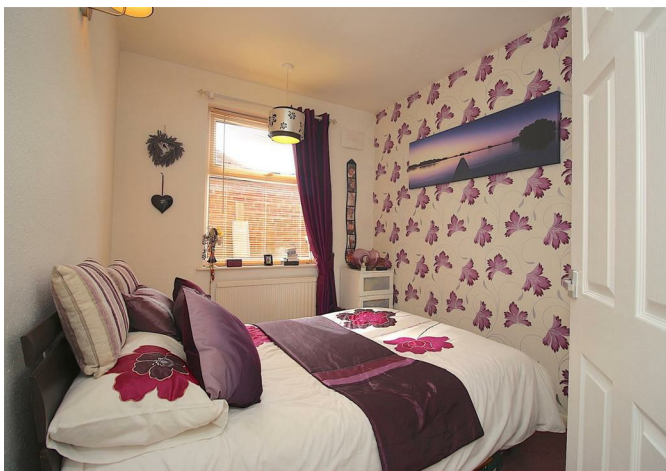
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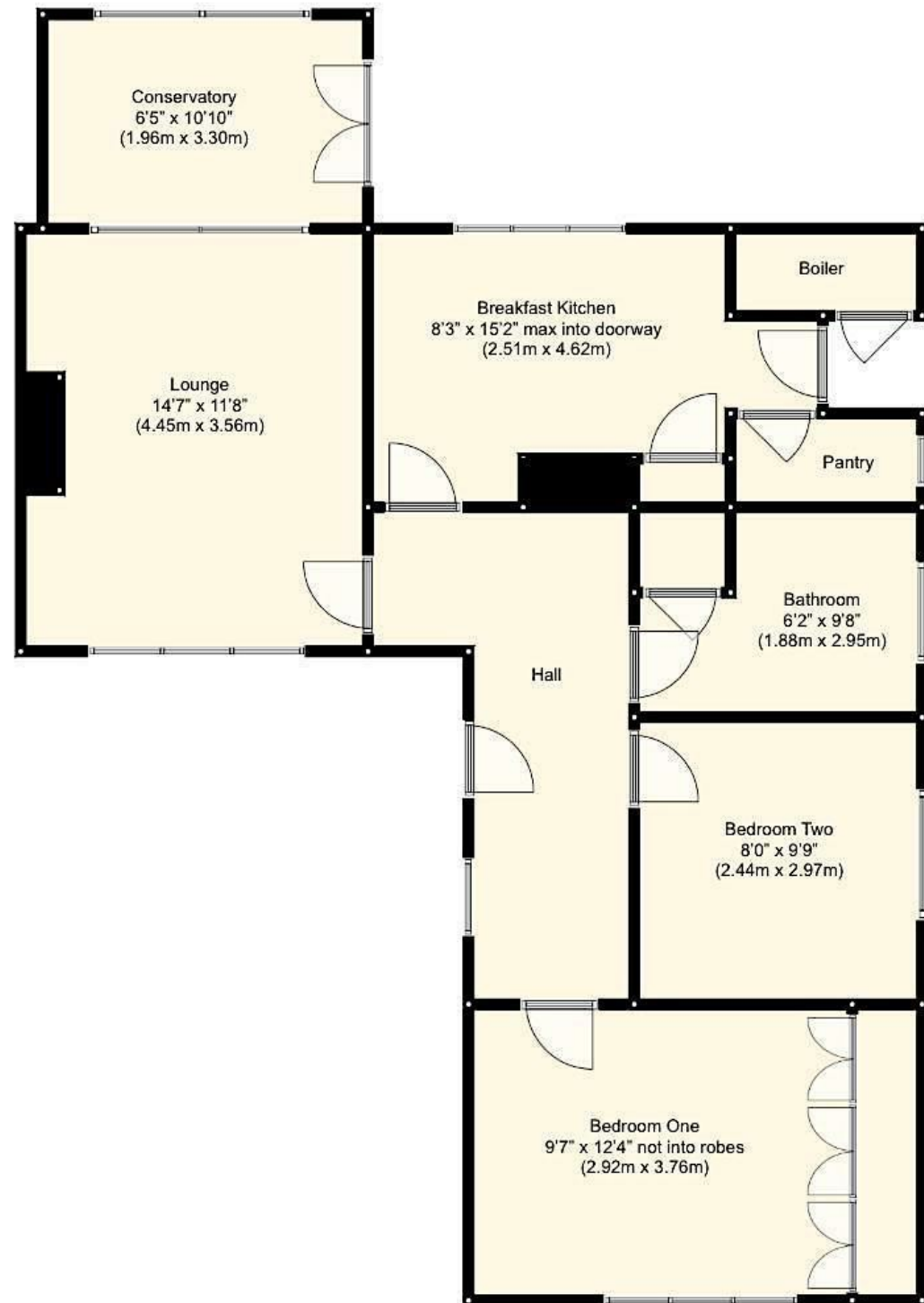
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