



## Church Hill Road, Thurmaston

Leicester, Leicestershire, LE4 8DG

£290,000



An excellent opportunity for those looking to downsize or growing families, this three bedroom semi detached dormer bungalow is ideally located for local bus routes, schooling and access to Thurmaston Shopping. The gas centrally heated layout includes an entrance porch and hall, lounge, conservatory, kitchen diner, two bedrooms and shower room, with the first floor offering a double bedroom and bathroom. Situated in a popular location, the set back plot offers parking to the front giving access to the rear where a lawned garden and garage can be found. Sure to attract immediate interest, an early viewing comes strongly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Entrance Porch

With a door leading to the:

#### Entrance Hall

Presented with wood effect flooring, the entrance hall offers a central heating radiator, space for your coats, staircase rising to the first floor and doors giving access to the majority of the downstairs accommodation.

#### Lounge

**13'9" x 10'4" (4.19m x 3.15m)**

With wood effect flooring, central heating radiator, coving and open access through to the kitchen diner. Sliding patio doors lead to the:

#### Conservatory

**6'2" x 17'8" (1.88m x 5.38m)**

Providing additional living space, with dual aspect glazing and a door leading to the garden.

#### Kitchen Diner

**17'6" x 9'0" (5.33m x 2.74m)**

Affording space for a table and chairs, the kitchen diner is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer, built in oven, induction hob with extractor hood above and space for appliances. With dual aspect glazing, spotlighting, coving and a central heating radiator.

#### Bedroom One

**12'7" x 10'3" (3.84m x 3.12m)**

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

#### Bedroom Two

**7'1" x 8'9" (2.16m x 2.67m)**

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

#### Shower Room

**5'8" x 5'9" (1.73m x 1.75m)**

Fitted with a contemporary three piece suite comprising a shower cubicle, wash hand basin with storage beneath and wc, with complementary tiled surrounds. There is also two heated towel rails, spotlighting and a window to the side elevation.

#### First Floor Landing

Giving access to the bedroom and bathroom, with carpet flooring, central heating radiator and a window to the side elevation.

#### Bedroom Three

**11'1" x 11'10" (3.38m x 3.61m)**

A double room offering a built in wardrobe, window to the front elevation, central heating radiator, carpet flooring and storage in the eaves.

#### Bathroom

**5'0" x 10'0" (1.52m x 3.05m)**

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

#### Outside

Occupying a set back position from the road, the plot offers a low maintenance front garden with a driveway to the side providing off road parking. Gated access leads to the rear garden offering paved and lawned areas, with a raised decking area ideal for outdoor sitting, variety of plants and shrubs, fencing to boundaries and access to a garage with light, power and up and over door.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough 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

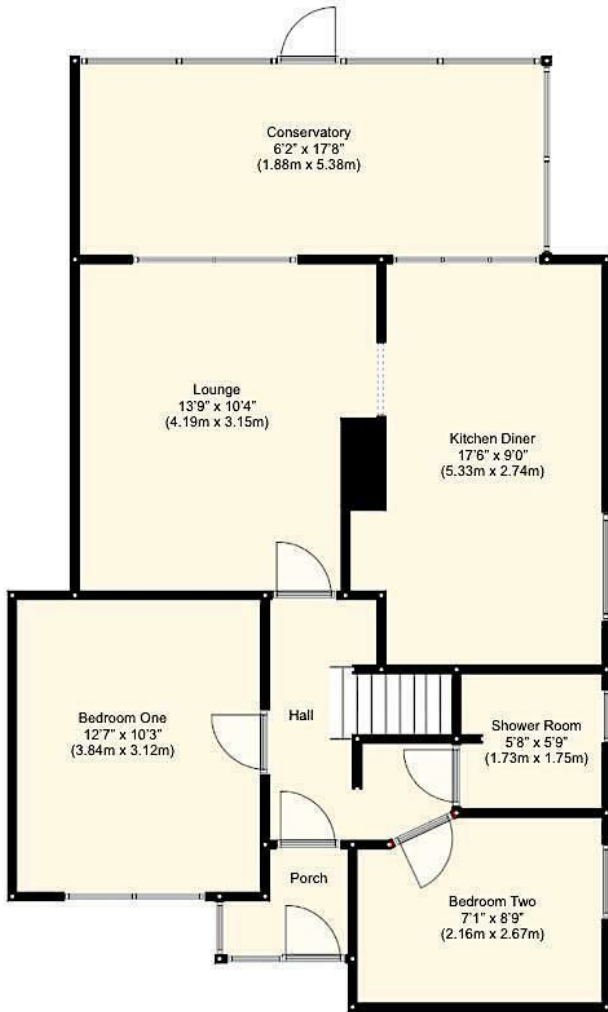
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#### Referrals

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.

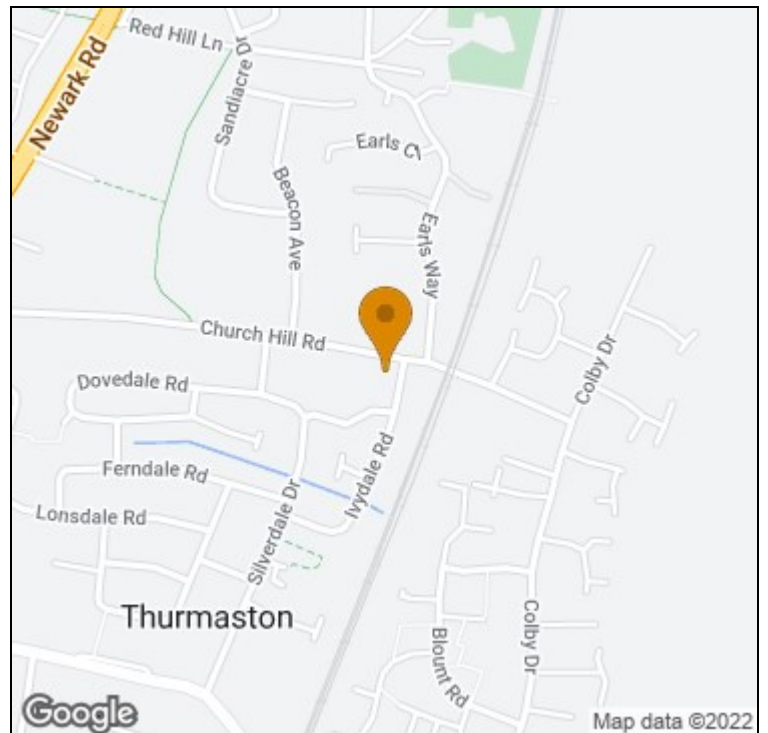
#### Free Property Valuations

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
64	
England & Wales	EU Directive 2002/91/EC



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