



Blount Road, Thurmaston
Leicester, Leicestershire, LE4 8LJ



**Blount Road, Thurmaston
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£259,950 Freehold**

Occupying a set back position, fall in love with this three bedroom semi detached home perfect for first time buyers or growing families. Benefiting from gas central heating and double glazing, the accommodation includes an entrance porch, l-shaped lounge diner, conservatory extension and kitchen. Upstairs you will find three bedrooms and a bathroom. Externally the plot offers front and rear lawned gardens, with a garage set behind in a block. An early viewing is highly recommended to avoid disappointment.



Accommodation

Front entrance door opens into the:

Entrance Porch

With a built in cupboard, upgraded consumer unit and a door leading to the:

L-Shaped Lounge Diner

20'5" max x 17'6" (6.22m max x 5.33m)

Affording space for both comfortable sitting and formal dining, the main living space offers a window to the front elevation, side elevation window and french doors to the conservatory. There is also two central heating radiators, carpet flooring, gas fireplace and a door leading to the kitchen.

Conservatory

12'9" to door x 6'5" (3.89m to door x 1.96m)

A fantastic addition to the accommodation ideal for further sitting, with dual aspect glazing, central heating radiator and wood effect flooring. French doors open out into the garden.

Kitchen

8'5" x 9'8" (2.57m x 2.95m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over, unit lighting and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in 'Indesit' oven, 'Beko' four ring gas hob, wall mounted central heating boiler and space for two appliances. With a window to the rear elevation, tiled flooring and a rear access door to the garden.

First Floor Landing

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

Bedroom One

11'3" x 11'3" into doorway (3.43m x 3.43m into doorway)

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

Bedroom Two

8'10" x 11'4" into doorway (2.69m x 3.45m into doorway)

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

Bedroom Three

8'5" x 5'7" (2.57m x 1.70m)

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

Bathroom

5'10" x 5'9" (1.78m x 1.75m)

Fitted with a three piece suite comprising a bath with shower over, wash hand basin and wc, with complementary tiled surrounds. There is also a built in storage cupboard, central heating radiator and a window to the rear elevation.

Outside

Set back from the road, the plot offers a lawned front garden with a pathway leading to the front door. Gated access to the side leads to a mainly laid to lawn garden. With a patio area adjacent to the accommodation ideal for outdoor entertaining, shed and fencing to boundaries. Gated access to the back leads to a garage in a block.

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.

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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.



- Three Bedroom Semi Detached Home
- L-Shaped Lounge Diner
- Conservatory to Rear
- Set Back Position
- Garage to Rear
- Need Independent Mortgage Advice - Get in Touch Today!
- EPC Rating D
- Viewings Strictly By Appointment Only!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

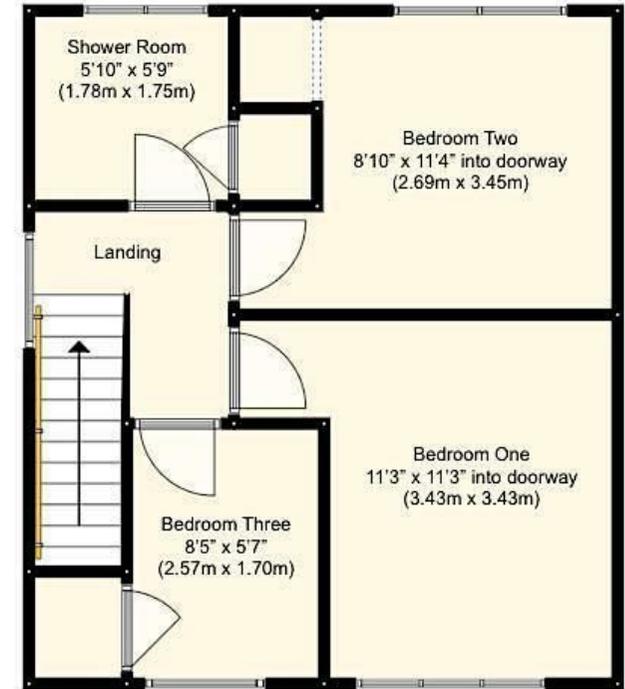
Local Authority: Charnwood
Council Tax Band: B

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Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



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

