



Griffin Close, Thurmaston

Leicester, Leicestershire, LE4 8LT

Chain Free £265,000



Enjoying a cul de sac location and having been occupied by the same owner since built in 1998, this two bedroom brick built semi-detached bungalow is offered to the market with no upward chain. Benefiting from gas central heating and double glazing, the accommodation includes an entrance porch, lounge, breakfast kitchen, inner hall, two bedrooms and a shower room. The plot features a driveway providing off-road parking with a lawned rear garden. An ideal home for someone looking to downsize, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Porch

With a door leading to the:

Lounge

15'11" x 14'2" (4.87m x 4.32m)

Positioned around a feature electric fireplace, the reception room offers a bow window to the front elevation, central heating radiator, coving and carpet flooring. A door leads to the:

Breakfast Kitchen

15'11" x 8'5" (4.87m x 2.59m)

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. Features include an inset sink and drainer with mixer tap, built in oven, four ring gas hob with extraction hood above, wall mounted central heating boiler and space for appliances. With a window to the front elevation, wood effect flooring, central heating radiator and a side access door.

Inner Hall

Giving access to the bedrooms and shower room, with a useful storage cupboard.

Bedroom One

13'0" not into robes x 11'1" (3.97m not into robes x 3.38m)

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

Bedroom Two

9'2" x 11'6" (2.81m x 3.52m)

With carpet flooring, central heating radiator, coving and a rear access door.

Shower Room

5'10" x 8'4" (1.78m x 2.55m)

Fitted with a three piece suite comprising a shower, wash hand basin and wc, with a window to the side elevation, heated towel rail and a hatch to the loft space with light, power and a ladder.

Outside

Enjoying a cul de sac position, the plot offers a tarmac driveway to the front providing off road parking. To the rear is a mainly laid to lawn garden. There is also fencing to boundaries and a timber shed.

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.

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Agents Note

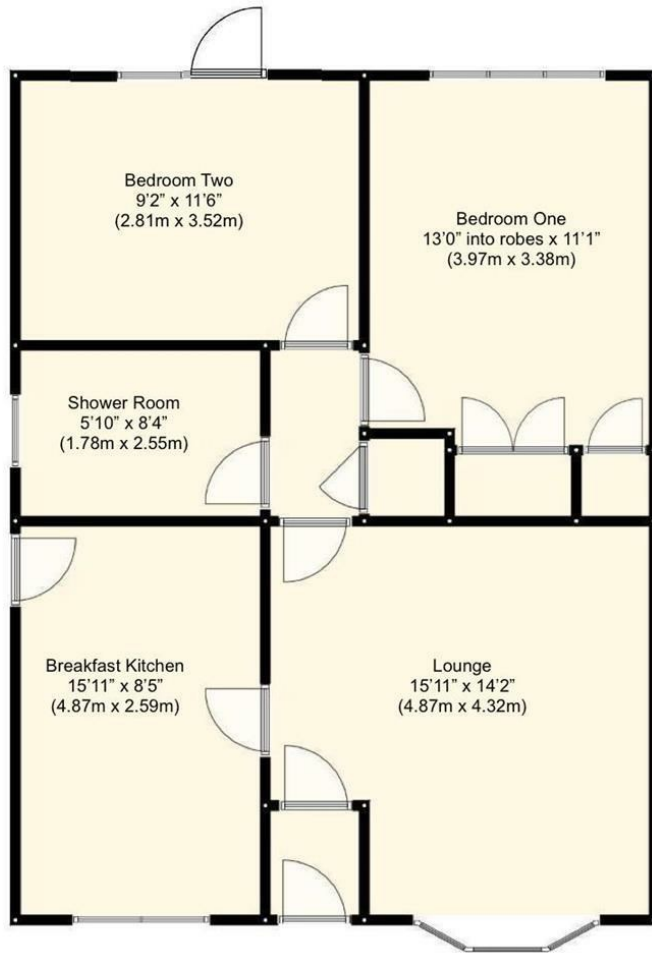
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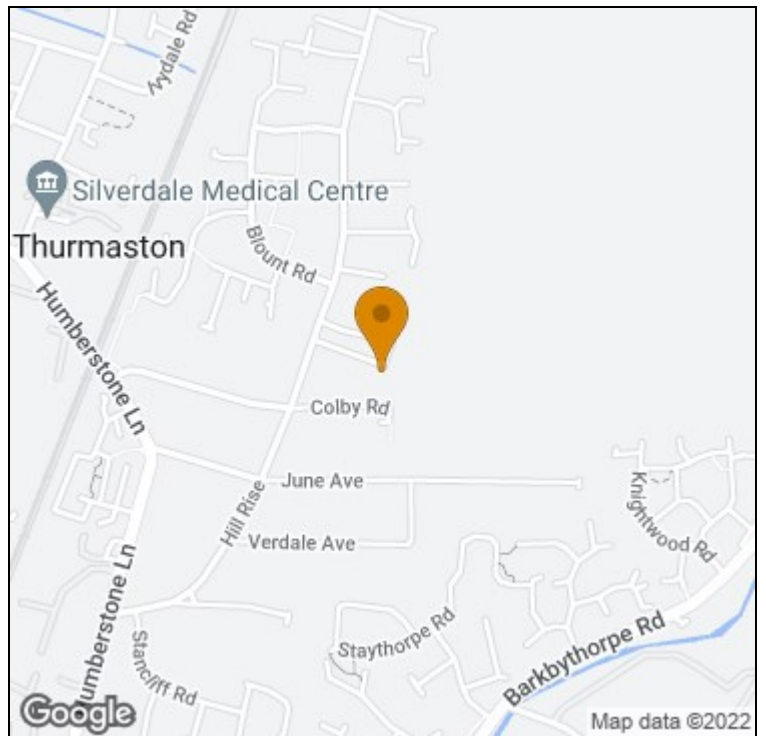
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU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



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