

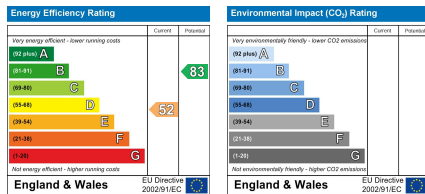


**Blount Road, Thurmaston**  
Leicester, Leicestershire, LE4 8LJ



**Blount Road, Thurmaston**  
**Leicester, Leicestershire, LE4 8LJ**  
**£219,950**

Occupying a set back position, this two bedroomed mid terraced property perfect for first time buyers or those in search of a buy to let investment. Benefiting from gas central heating, the accommodation includes an entrance porch, lounge and full width kitchen diner, with the first floor offering two bedrooms and a bathroom. Externally there are front and rear gardens, with an allocated parking space in a nearby block. Ideally located for major road links, 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

13'8" x 13'9" (4.17m x 4.19m)

Positioned around a feature fireplace, the primary living space offers a staircase rising to the first floor, central heating radiator, carpet flooring, wall lights and a window overlooking the front elevation. A door leads to the:

### Kitchen Diner

8'6" x 13'10" (2.59m x 4.22m)

The full width 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 a built in oven, four ring gas hob with fitted extraction hood above, space for appliance and an inset sink and drainer unit with mixer tap. With spotlighting, space for table and chairs, two rear elevation windows and a rear access door to the garden.

### First Floor Landing

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

### Bedroom One

10'10" x 11'6" not into robes (3.30m x 3.51m not into robes)

A double room enjoying the use of a built in wardrobe, with a window overlooking the green, carpet flooring and a central heating radiator.

### Bedroom Two

11'6" x 7'8" (3.51m x 2.34m)

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

### Bathroom

6'3" x 5'9" (1.91m x 1.75m)

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and wc, with complementary tiled surrounds. There is also a heated towel rail, window to the rear elevation and spotlights.

### Outside

Set back from the road, externally there is a gravelled front garden with a pathway leading to the front door. To the rear is a particularly private garden not overlooked from beyond. With paved and lawned areas, fencing to boundaries and gated access which leads to an allocated parking space.

### Tenure & Council Tax

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

### 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

If you have a house to sell then we would love to provide you with a free no obligation valuation.



