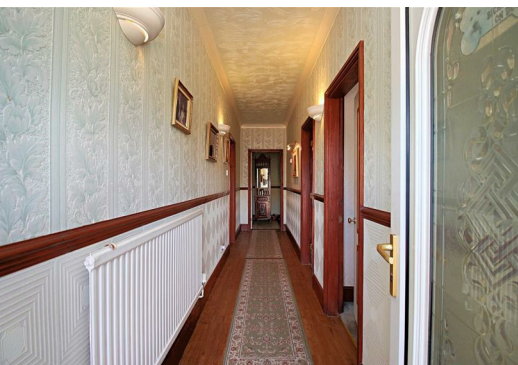




## Humberstone Lane, Thurmaston

Leicester, Leicestershire, LE4 8HN

£350,000



Representing a rare and exciting opportunity for those in search of single storey living, this extended detached bungalow features a driveway to the front, with a single garage and particularly private garden to the rear. Benefiting from privately owned solar panels, the layout includes an entrance hall, lounge, dining room, kitchen, two bedrooms, bathroom comprising a four piece suite and a staircase rising to the loft bedroom. Conveniently positioned for easy access to local amenities and the City Centre, an early viewing is strongly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Offering access to the majority of the accommodation, with a central heating radiator and ceiling coving.

#### Lounge

**22'0" x 11'10" (6.73m x 3.63m)**

A particular selling feature of the accommodation is the larger than normal reception room offering light provided by a walk in bay window to the front elevation. With a window to the side elevation, carpet flooring, three central heating radiator, wall lights and a feature log burner.

#### Dining Room

**22'5" x 12'0" max (6.83m x 3.66m max)**

Perfect for formal dining and enlarged by an extension to the rear, the second reception room also offers additional sitting space. With wood effect flooring, central heating radiators, staircase rising to the loft bedroom and patio doors to the garden.

#### Kitchen

**12'1" max x 11'9" (3.70m max x 3.60m)**

Fitted with a range of wall mounted and base units with complementary work surfaces over and matching splashbacks. Features include an inset 1.5 sink and drainer unit, built in 'CDA' oven and microwave, hob with extractor hood above and space for a fridge. With a window to the rear elevation window, central heating radiator, coving, tiled flooring and a useful pantry cupboard housing the central heating boiler.

#### Bedroom One

**10'7" into bay x 11'11" (3.25 into bay x 3.64m)**

A double room offering a walk in bay window to the front elevation, with a central heating radiator, coving and a central heating radiator.

#### Bedroom Two

**8'3" x 11'10" (2.52m x 3.63m)**

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

#### Bathroom

**6'7" x 11'1" (2.03m x 3.40m)**

Fitted with a four piece suite comprising a shower cubicle, bath, wash hand basin and wc, with a window to the side elevation, spotlighting and a heated towel rail.

#### Bedroom Three

**15'10" x 13'3" (4.84m x 4.06m)**

With a window to the rear elevation, carpet flooring, central heating radiator, built in storage in the eaves and a TV point.

#### Outside

Situated along the popular Humberstone Lane, the plot offers a driveway to the front providing off road parking. Gated access to the side leads to a single garage. Another focal point of the accommodation is the particularly private rear garden featuring a paved area adjacent to the accommodation ideal for outdoor entertaining and sitting. With a variety of plants and shrubbery, feature pond, mini castle creating an ideal childrens playhouse and an outside tap.

#### Garage

**17'9" x 8'4" (5.43m x 2.56m)**

With light, power, side access door and a door to the front.

#### Tenure & Council Tax

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

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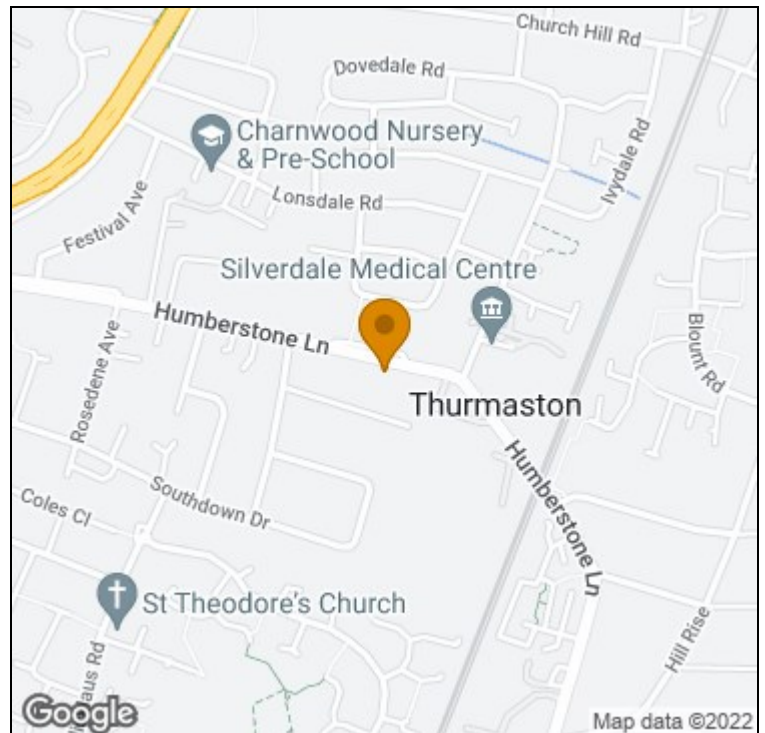
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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