



Rutland Drive, Thurmaston  
Leicester, LE4 8JS



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, LE4 8JS  
£264,950

An excellent opportunity for those looking to downsize, this two double bedrooomed semi detached bungalow is available with no upward chain. The gas centrally heated layout includes an entrance hall, lounge with bay, kitchen, two double bedrooms and a modern fitted shower room. Situated in a popular location, the plot offers parking to the front giving access to the carport, with a particularly private garden at the rear with a useful outbuilding. Sure to attract immediate interest, an early viewing comes strongly recommended to avoid disappointment.

**Accommodation**

A door to the side opens into the:

**Entrance Hall**

Giving access to all of the accommodation, with a built in storage cupboard, central heating radiator and a hatch to the insulated loft space.



### Lounge

12'9" not into bay x 12'5" (3.91m not into bay x 3.81m)

Enjoying a walk in bay window to the front elevation as well as a window to the side elevation allowing natural ample light to flood the room, the reception room is positioned around a fireplace. With carpet flooring and a central heating radiator.

### Kitchen

10'2" x 8'7" (3.12m x 2.62m)

Fitted with a range of wall mounted and base units with complementary roll edge work surface over and tiled splashbacks. Features include a built in oven, four ring gas hob with extractor hood above, inset sink and drainer with mixer tap and space for appliances. With a window to the rear elevation and a central heating radiator.

### Bedroom One

12'1" x 11'6" max (3.69m x 3.51m max)

Enjoying the use of built in wardrobes, bedroom one is a comfortable double and offers carpet flooring and a central heating radiator.

### Bedroom Two

10'7" x 9'0" (3.25m x 2.75m)

With french doors opening out into the rear garden, central heating radiator and wood effect flooring.

### Shower Room

7'5" x 5'7" (2.28m x 1.72m)

Fitted with modern three piece suite comprising a walk in shower with screen, wash hand basin with storage beneath and a wc, with a heated towel rail, built in cupboard housing the boiler and a rear elevation window.

### Outside

The plot offers a driveway to the front providing off road parking and giving access to an open carport area. Gated access leads to a low maintenance garden offering an artificial lawn with a raised patio area adjacent to the accommodation ideal for outdoor entertaining. There is also a useful outbuilding with power.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - 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 Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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.

### Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. 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. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



### Agents Note

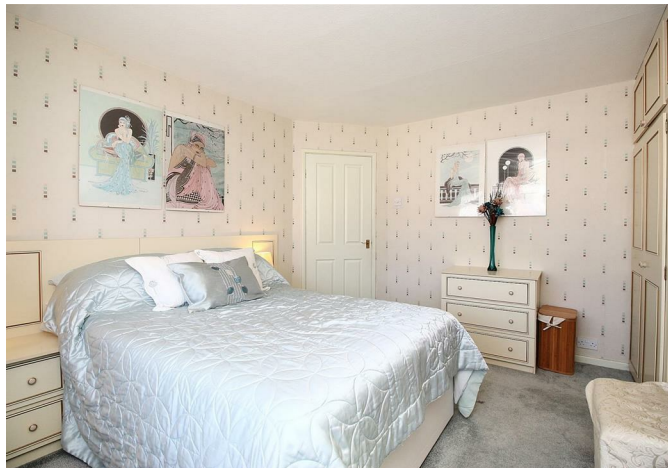
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### Referrals

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 Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. 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 energy assessor 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.



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