



## Hartshorn Close, Thurmaston

Leicester, Leicestershire, LE4 8LL

Chain Free £260,000



Occupying a cul de sac position, this three bedroom semi detached home is perfect for first time buyers or growing families. Benefiting from gas central heating, the accommodation includes an entrance hall, lounge, dining/breakfast room, kitchen, first floor landing, three bedrooms and bathroom. Upstairs you will find three bedrooms and a bathroom. Externally the larger than normal plot offers a lawned garden and driveway to the front providing off road parking with a decked and lawned garden at the rear. Available with no upward chain, an early viewing is highly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Entrance Hall

With tiled flooring, cupboard, staircase rising to the first floor and a door leading to the:

#### Lounge

**12'11" x 10'11" (3.95m x 3.35m)**

Offering continuation of the flooring from that of the hallway, the principal reception room offers a window to the front elevation, central heating radiator, coving and open access through to the:

#### Dining/Breakfast Room

**11'6" x 7'8" (3.53m x 2.36m)**

Enjoying the use of a breakfast bar with built in units, the second reception room offers a central heating radiator, coving, useful under stairs storage cupboard and sliding doors leading to the rear garden. A door leads to the:

#### Kitchen

**11'6" x 5'10" (3.52m x 1.80m)**

Fitted with a modern range of wall mounted and base units with complementary work surfaces over with features including an inset sink and drainer with mixer tap, built in oven, hob with extractor hood above and space for a fridge freezer and washing machine. With a window to the side elevation and a rear access door.

#### First Floor Landing

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

#### Bedroom One

**8'5" x 11'0" (2.58m x 3.36m)**

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

#### Bedroom Two

**9'2" x 8'6" (2.81m x 2.60m)**

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

#### Bedroom Three

**9'3" x 5'3" (2.83m x 1.62m)**

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

#### Family Bathroom

**6'7" x 5'6" (2.01m x 1.68m)**

Fitted with a three piece suite comprising a bath with shower and screen, wash hand basin and wc, with complementary tiled surrounds. There is also a central heating radiator and a window to the side elevation.

#### Outside

Outside there is a larger than normal frontage with shaped lawn and ample off road parking. To the rear of the property is an enclosed garden decked and lawned areas and fencing to boundaries.

#### 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.

#### 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 advert

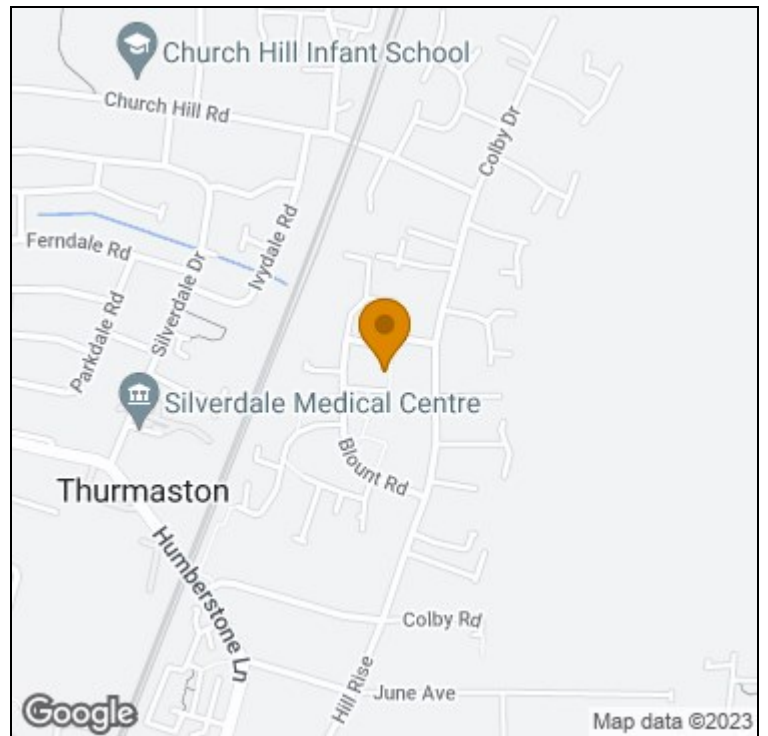
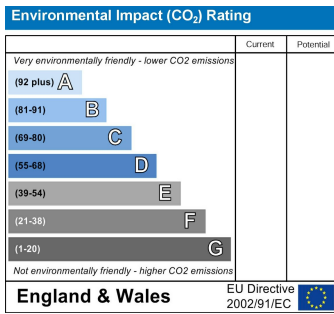
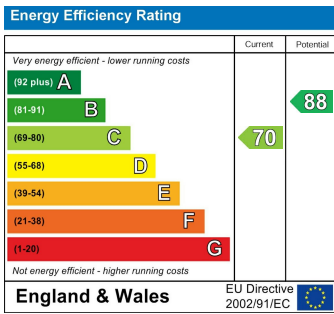
#### Referrals

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 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.



t: 01163440110 e: [syston@newtonfallowell.co.uk](mailto:syston@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)