



Winster Drive, Thurmaston
Leicester, Leicestershire, LE4 8GJ



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£249,950

BEST & FINAL OFFERS TO BE SUBMITTED IN WRITING TO SYSTON@NEWTONFALLOWELL.CO.UK BY 10AM ON WEDNESDAY 15TH APRIL 2022. PROOF OF FUNDING MUST BE PROVIDED. Extended to the rear, this two double bedroom mid terrace house offers open plan living downstairs ideal for a first time buyer, buy to let investor or growing family. Offering an upgraded central heating boiler (Fitted 2021), the accommodation in brief comprises of an entrance hall, lounge with feature log burner open with the enlarged I-shaped kitchen diner, with the first floor offering two double bedrooms and bathroom. Externally there is a driveway to the front providing off road parking with a larger than normal garden at the rear with a feature 13'7" x 13'8" summerhouse boasting light and power. Situated just a short drive to the excellent amenities offered by Syston and Thurmaston, an early viewing is strongly advised to appreciate the size and style of accommodation on offer.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Band	Current	Band	
Very energy efficient - lower running costs		A	Very environmentally friendly - lower CO ₂ emissions		A
101-120 kWh/m ²	101-120 kWh/m ²	B	101-120 g/m ²	101-120 g/m ²	B
121-150 kWh/m ²	121-150 kWh/m ²	C	121-150 g/m ²	121-150 g/m ²	C
151-180 kWh/m ²	151-180 kWh/m ²	D	151-180 g/m ²	151-180 g/m ²	D
181-220 kWh/m ²	181-220 kWh/m ²	E	181-220 g/m ²	181-220 g/m ²	E
221-255 kWh/m ²	221-255 kWh/m ²	F	221-255 g/m ²	221-255 g/m ²	F
256-300 kWh/m ²	256-300 kWh/m ²	G	256-300 g/m ²	256-300 g/m ²	G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Accommodation

Front entrance door opens into the:

Entrance Hall

With a staircase rising to the first floor and a wooden door leading to the:

Open Plan Downstairs

The heart of the home, a particular selling feature of the accommodation is the open plan downstairs consisting of a kitchen, comfortable sitting areas and space for formal dining. Enlarged by an extension to the rear, this area of the home is perfect for families and those occasions when entertaining.

Lounge

11'9" x 13'5" max (3.58m x 4.09m max)

Positioned around a feature log burner, the living area offers a window to the front elevation. With carpet flooring, useful under the stairs storage cupboard, two wall lights and a central heating radiator. Open access leads through to the:

Extended L-Shaped Kitchen Diner

18'6" x 16'2" (5.64m x 4.93m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer unit with mixer tap, built in oven, four ring gas hob, hood above, space for washing machine, fridge freezer and microwave. Affording plenty of space for a dining table and chairs, there is two rear elevation windows, two central heating radiators and a rear access door to the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring.

Bedroom One

10'5" x 17'10" (3.18m x 5.44m)

A full width double room offering a window to the front elevation, with carpet flooring and a central heating radiator.

Bedroom Two

10'7" x 10'3" (3.23m x 3.12m)

Another double room offering views of the rear garden through a double glazed window, with a built in cupboard housing the upgraded boiler (Fitted 2021). With carpet flooring and a central heating radiator.

Bathroom

7'6" x 7'5" (2.29m x 2.26m)

Fitted with a three piece suite comprising a bath with shower attachment, wash hand basin and wc, with complementary tiled surrounds. With a window to the rear elevation, central heating radiator and a hatch to the loft space.

Outside

Externally the property boasts a paved driveway providing off road parking. Shared gated access to the side leads to a larger than normal rear garden firstly consisting of a paved area adjacent to the accommodation ideal for outdoor entertaining with part hedging creating a feeling of privacy. A gap in the hedging leads through to a mainly laid to lawn area with part fencing to boundaries, planted areas and decking creating further outdoor entertaining spaces. To the far back is a gravelled area with a timber shed and access to the summerhouse. There is also an outside tap.

Summerhouse

13'7" x 13'8" (4.14m x 4.17m)

Another focal point of the accommodation is the larger than normal and alarmed summerhouse boasting light, power and a TV point, perfect for those occasions when entertaining.

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.



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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.

Agents Note

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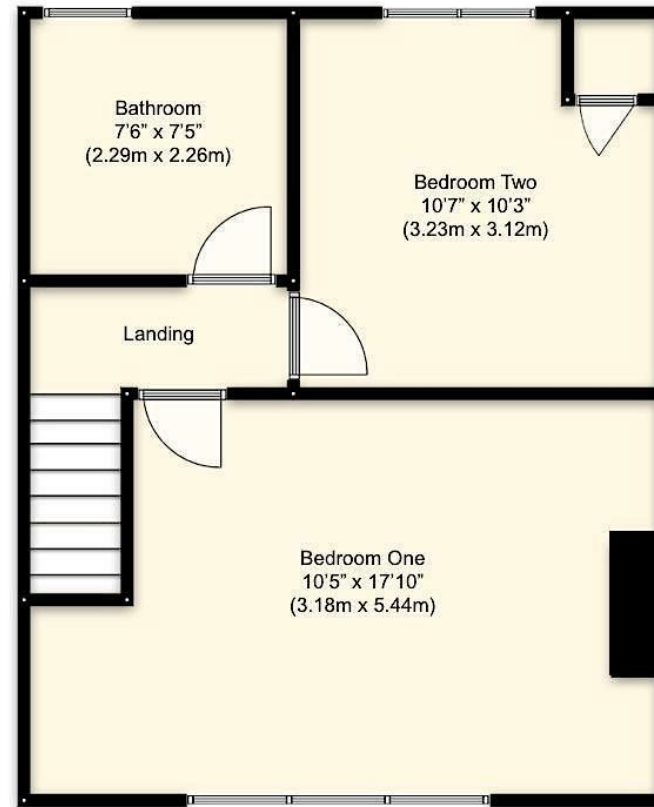
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