



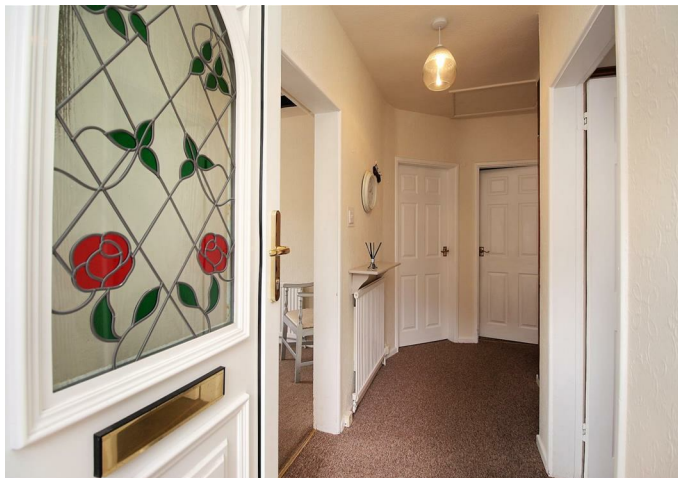
**Rutland Drive, Thurmaston**  
Leicester, Leicestershire, LE4 8JS



**Rutland Drive, Thurmaston  
Leicester, Leicestershire, LE4 8JS  
Chain Free £325,000**

Offered to the market with no upward chain, this two bedroom detached bungalow offers superb potential for improvement perfect for someone looking to put their own stamp on a property and occupies a convenient position being within close proximity to local amenities. In need of cosmetic improvement, this gas centrally heated home includes an entrance porch and hall, lounge, extended kitchen diner, conservatory, two bedrooms and a shower room. Outside there is a driveway to the front providing off street parking and giving access to the garage with a low maintenance garden at the rear. An internal inspection is essential to fully appreciate the size and potential of the accommodation on offer.

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



### Accommodation

A side entrance door opens into the:

### Entrance Porch

A door leads to the:

### Entrance Hall

With carpet flooring, central heating radiator and a built in cupboard housing the upgraded consumer unit.

### Lounge

**12'8" not into bay x 12'4" (3.86m not into bay x 3.76m)**

Positioned around a feature electric fireplace, the reception room enjoys ample natural light provided by a walk in bay window to the front elevation as well as two side elevation windows. With carpet flooring, central heating radiator and beamed ceilings.

### Kitchen Diner

**20'3" x 8'6" (6.17m x 2.59m)**

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over. Features include an inset 1.5 sink and drainer with mixer tap, space for cooker and space for appliances. Affording space for a table and chairs, there is dual aspect glazing, two central heating radiators and a door leading to the:

### Conservatory

With dual aspect glazing and sliding doors leading to the rear garden.

### Bedroom One

**12'2" x 11'4" (3.71m x 3.45m)**

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

### Bedroom Two

**10'7" x 8'10" (3.23m x 2.69m)**

With dual aspect glazing and a central heating radiator.

### Shower Room

**7'6" x 5'9" (2.29m x 1.75m)**

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with a built in cupboard, central heating radiator and a window to the rear.

### Outside

The plot offers a paved driveway to the front providing off road parking. Gated access to the side leads to the garage and useful store, with a second gate giving access to a low maintenance rear garden with a variety of gravelled and paved areas. There is also an outside tap.

### Tenure & Council Tax

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

### 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 firm's 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.

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### Free Property Valuations

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



