



Bramber Close, Thurmaston

Leicester, Leicestershire, LE4 8HY

£415,000



Occupying a tucked away cul de sac position on the fringes of Thurmaston, walk in and be surprised by this four bedroomed detached bungalow perfect for families. Benefiting from gas central heating, the layout includes an entrance hall, lounge with feature bay window, inner hallway, open plan L-shaped kitchen diner with velux windows and quartz work surfaces, main bedroom with an en-suite shower room and walk in wardrobe, three further bedrooms and a contemporary fitted bathroom. The plot offers parking for multiple vehicles, with a landscaped garden to the rear. An internal inspection is essential to fully appreciate the size and location of the accommodation on offer.

Accommodation

Front entrance door with side glazing opens into the:

Entrance Hall

Presented with wood effect Karndean flooring, the entrance hall offers the perfect place for your coats and shoes boasting a built in area with a hanging railing.

Lounge

18'0" into bay x 12'2" (5.50m into bay x 3.72m)

Enjoying light provided by a walk in bay window to the front elevation, the reception room offers continuation of the Karndean flooring from that of the hallway. With ceiling coving and a central heating radiator. A solid wood door leads to the:

Inner Hall

Solid wood doors give access to some of the accommodation, with a built in cupboard, karndean flooring and a hatch to the partially boarded loft space with a ladder and light.

Open Plan L-Shaped Kitchen Diner

19'5" x 21'0" (5.93m x 6.42m)

The heart of the home, a particular selling feature of the accommodation is the open plan L-shaped kitchen diner perfect for families and those occasions when entertaining. Upon entry from the entrance hall, you walk into the dining area presented with karndean flooring and offering wide patio doors to the rear garden. The kitchen is fitted with a contemporary range of wall mounted and base units with complementary quartz work surfaces over, unit lighting and tiled splashbacks. Features include an inset sink and drainer with mixer tap, range cooker with a fitted extractor hood above, integrated dishwasher and space for a washing machine and fridge freezer. There is also a contemporary column radiator, spotlighting, velux window and a central heating radiator.

Principal Bedroom

15'7" x 10'3" (4.75m x 3.14m)

A larger than normal bedroom offering patio doors to the rear garden, with karndean flooring, central heating radiator and coving. Solid wood doors give access to a walk in wardrobe and en-suite shower room.

Walk in Wardrobe

7'1" x 6'2" (2.18m x 1.90m)

An ideal walk in wardrobe with built in units, there is karndean flooring.

En-suite Shower Room

Re-fitted with a contemporary three piece suite comprising

a shower with a rainfall shower, wash hand basin and wc, with complementary tiled surrounds. With a window to the side elevation and spotlighting.

Bedroom Two

9'10" x 10'4" (3.02m x 3.16m)

Another comfortable double room offering a window to the front elevation, karndean flooring, central heating radiator and ceiling coving.

Bedroom Three

12'5" x 8'2" (3.81m x 2.49m)

With a window to the side elevation, karndean flooring, central heating radiator and ceiling coving.

Bedroom Four

9'0" x 6'9" (2.76m x 2.06m)

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

Bathroom

5'9" x 10'4" (1.77m x 3.17m)

Fitted with a contemporary three piece suite comprising a bath with 'Mira' shower over, pedestal wash hand basin and wc, with complementary tiled walls and flooring. There is also a central heating radiator, spotlighting, shaver point and a window to the side elevation.

Outside

Occupying a tucked away cul de sac position, the plot offers a block paved driveway to the front providing off road parking for multiple vehicles (and space to create a garage and car port subject to the necessary planning consent). Gated access to the side leads to a landscaped rear garden with a shaped lawn, rockery with waterfall, raised beds with sleepers, fencing to boundaries and a 'York Stone' patio area providing an ideal outdoor entertaining area. There is also an outside store room housing the central heating boiler and a greenhouse.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Please note: Improvements have been made to the property that could result in the tax band changing if a relevant transaction takes place i.e. if the property is sold.

Viewing Arrangements

Viewings are strictly by appointment only.

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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

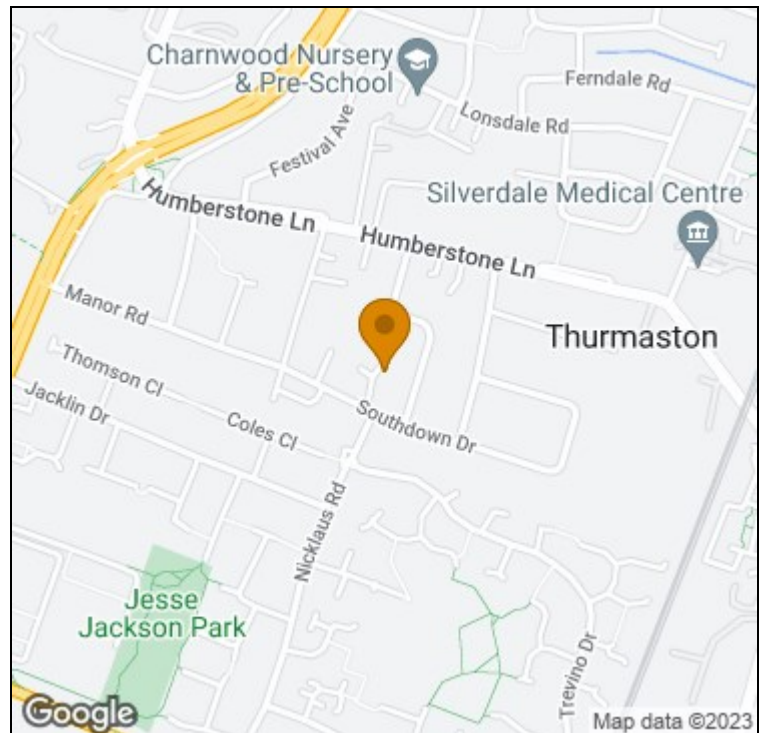
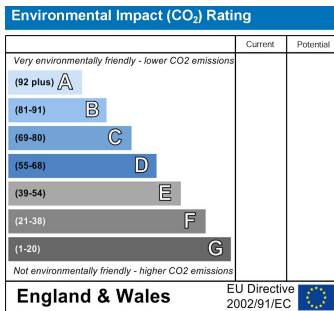
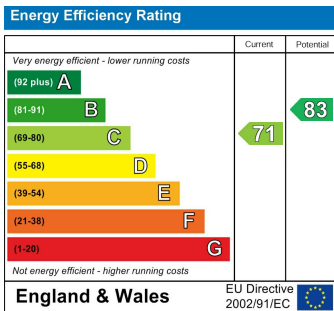
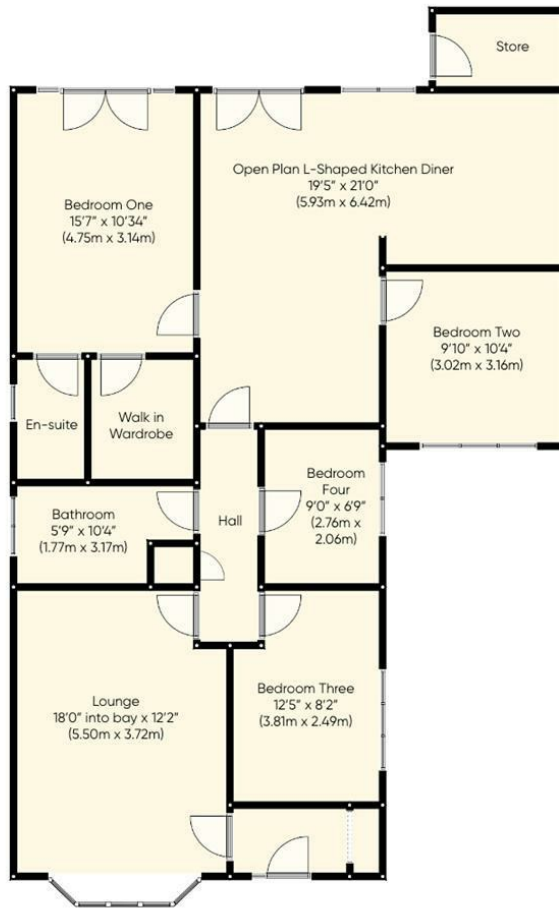
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