



**Eastfield Road, Thurmaston**  
Leicester, Leicestershire, LE4 8FP





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£410,000 Freehold**

Representing a rare and exciting opportunity, this individual three bedroom detached bungalow is situated in a popular residential location within walking distance to local schooling and demands an internal inspection to be fully appreciated. This individual gas centrally heated and alarmed bungalow features an entrance hall, larger than average lounge, playroom/dining room, open plan kitchen diner, guest WC, extended double bedroom with velux window, second bedroom split into two areas (which could be transformed into two separate rooms or equally a double room with en-suite), a further practical bedroom and bathroom. Externally there is a driveway to the front leading to an integral garage, with front and rear lawned gardens. Conveniently positioned for access to an array of amenities available at Thurmaston Shopping, an early viewing is strongly recommended to avoid disappointment.





### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Presented with carpet flooring, the entrance hall offers a central heating radiator, dado rail and a hatch to the loft space which houses the central heating boiler. Doors give access to the majority of the accommodation.

#### Enlarged Lounge

23'0" x 15'4" max (7.01m x 4.67m max)

The larger than normal reception room offers dual aspect glazing, with carpet flooring, central heating radiators, ceiling coving, dado rail and french doors which open out into the garden. Glazed folding doors lead to the:

#### Playroom/Dining Room

9'1" x 9'8" (2.77m x 2.95m)

Ideal for use as a playroom, dining room or second sitting room, with a window to the side elevation, carpet flooring, dado rails and french doors which open out into the rear garden. A glazed door leads to the:

#### Open Plan Kitchen Diner

#### Kitchen

16'3" x 8'5" max (4.95m x 2.57m max)

Fitted with a range of solid oak 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, hob and extractor hood above and space for appliances. Enjoying the use of a breakfast bar, there is a window to the side elevation, central heating radiator and open access through to the dining area.

#### Dining Area

12'4" max x 11'0" (3.76m max x 3.35m)

Perfect for formal dining, the dining area offers continuation of the flooring from that of the kitchen, with a rear access door, feature bay window to the rear, spotlighting and a door leading to the wc and garage. There is also a door to the front.

#### Guest WC

Comprising a wc and wash hand basin, with a window to the side elevation.

#### Garage

17'6" x 8'5" (5.33m x 2.57m)

With light, a gas meter and a door to the front.

#### Bedroom One

13'2" max x 20'4" (4.01m max x 6.20m)

A particular selling feature of the accommodation is the extended larger than average bedroom enjoying light provided by a velux window as well as patio doors which open to the rear. With carpet flooring, a central heating radiator, spotlighting and ceiling coving. There has been preparation work on the drains for a potential en-suite to be fitted.

#### Bedroom Two

15'4" x 11'9" (4.67m x 3.58m)

Bedroom two is split into two areas but boasts the potential to be converted into two separate bedrooms. Upon entry from the entrance hall, you walk into a potential double bedroom currently used as a sitting room offering a window to the front elevation, with carpet flooring, spotlighting, central heating radiator and ceiling coving. Open access leads through to the bedroom area measuring 13'3" x 7'6" (4.04m x 2.29m) with a bay window to the front elevation, spotlighting, wood effect flooring and a central heating radiator. This space also has the potential to be transformed into an en-suite subject to necessary consent.

#### Bedroom Three

13'2" x 7'9" (4.01m x 2.36m)

With a bay window to the front elevation, wood effect flooring, central heating radiator, spotlighting and ceiling coving.

#### Bathroom

9'7" x 7'9" (2.92m x 2.36m)

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

### Outside

Another focal point of the accommodation is the set back plot offering two driveways to the front providing off road parking, with one giving access to the attached garage. To the rear is a sunny mainly laid to lawn garden oozing a particularly private feel not overlooked from beyond. With a variety of trees, mature shrubbery and plants, feature pond and a patio area adjacent to the accommodation ideal for outdoor entertaining.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D. 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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If you have a house to sell then we would love to provide you with a free no obligation valuation.

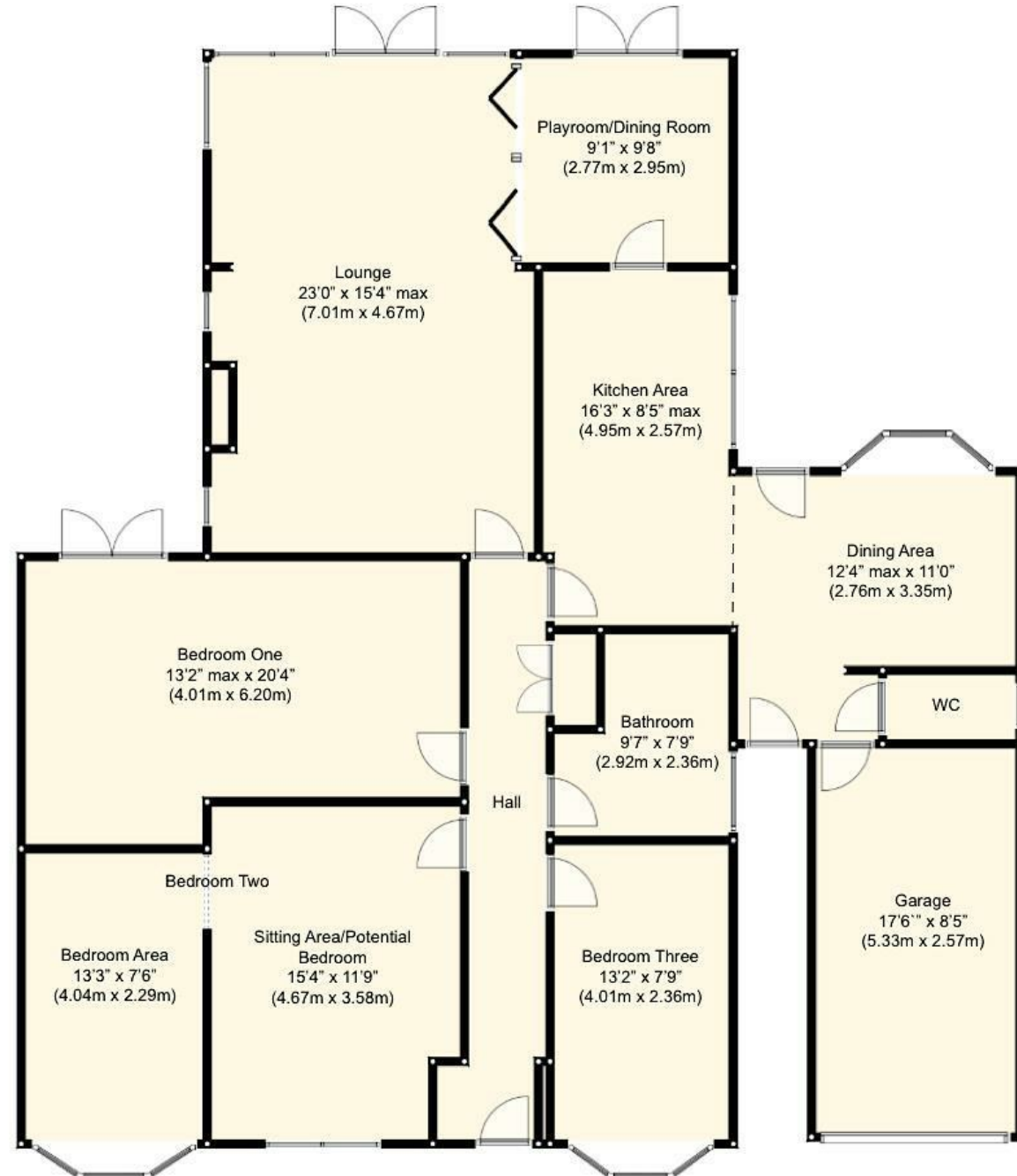




- Three Bedrooms (Potential To Be Four)
- Significantly Detached Bungalow
- Two Reception Rooms & Open Plan Kitchen Diner
- Particularly Private Rear Garden
- Within Walking Distance to Local Schooling
- Need Independent Mortgage Advice - Get in Touch Today!
- EPC Rating C
- Viewings Strictly By Appointment Only!



| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            | 71                         | 82  |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



**COUNCIL TAX INFORMATION:**

Local Authority: Charnwood  
Council Tax Band: D

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