



- TWO BEDROOM DETACHED BUNGALOW
- WELL ESTABLISHED GARDEN
- HIGHLY REGARDED VILLAGE LOCATION

- OFF ROAD PARKING
- VERY WELL PRESENTED PROPERTY
- COUNCIL TAX BAND - C

Price guide £250,000

<https://www.judgeestateagents.co.uk>





Residing upon an elevated position with fabulous views towards Old John at Bradgate Park this very well presented two bedroom detached bungalow occupies a beautifully maintained and generously sized rear garden. Internally this lovely home benefits from an Entrance Porch, Entrance Hall, Living Room, Kitchen, Dining Room, Two Bedrooms and a Shower Room. There is Off Road Parking from the front of the property. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE PORCH

With a door that leads to:

#### ENTRANCE HALL

With a radiator, fitted cupboard, built in cupboard and doors that lead to:

#### LIVING ROOM

12'4 into bay - 11'7 x 11'8 (3.76m into bay - 3.53m x 3.56m)  
Benefiting from a bay fronted window, radiator, power points, log burner with feature surround and a TV point.

#### DINING ROOM

8'6 x 7'10 (2.59m x 2.39m)

There are patio doors to the rear aspect, radiator, power points and access through to:

#### KITCHEN

8'7 x 7'11 (2.62m x 2.41m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, windows to the side and rear aspect, radiator, plumbing for a washing machine and power points.

#### BEDROOM

11'4 x 9'4 (3.45m x 2.84m)

Benefiting from a bay fronted window, radiator and power points.

#### BEDROOM

9'5 x 8'1 (2.87m x 2.46m)

There is a window to the rear aspect, radiator and power points.

#### SHOWER ROOM

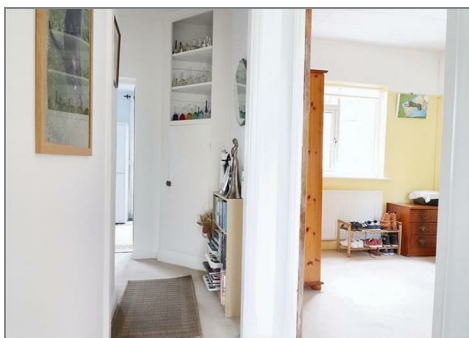
Comprising a low level WC, wash hand basin, walk in shower, radiator, complimentary tiling and a window to the side aspect.

#### REAR GARDEN

A good sized as well as a nicely presented and maintained garden that comprises a patio that leads towards a mainly laid to lawn garden home to a number of shrubs, plants and trees. There is also a store and summerhouse.

#### PARKING

From the front there is gravelled off road parking with steps leading up to the front entrance of this lovely home. There is also a laid to lawn garden from the front.







#### THURCASTON VILLAGE

Thurcaston village offers a host of local amenities and is positioned within close proximity to Charnwood Forest, allowing easy access to Bradgate Park, Cropston reservoir and all of the local areas well thought of eateries, pubs and walks. Schooling options include a village primary school, and there are a host of secondary options including the Loughborough Endowed schools, Leicester Grammar and The Dixie all within a sensible commute. Thurcaston also offers excellent road and rail networks via easy access to Leicester and Loughborough.

#### VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### MONEY LAUNDERING

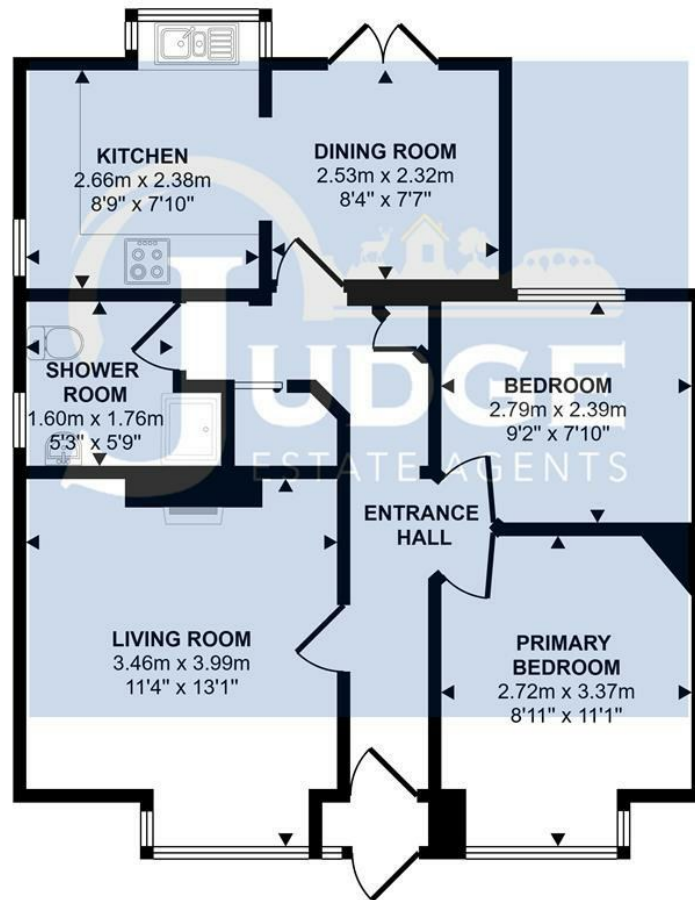
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of

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.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property,



Approx Gross Internal Area  
58 sq m / 620 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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