



11 CHAPEL CLOSE, THURCASTON, LE7 7JE

OFFERS OVER
£225,000

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£225,000 FREEHOLD



ENTRANCE PORCH

There is a window to the front aspect and a door that leads to:

ENTRANCE HALL

Having stairs leading up to the first floor landing, radiator and a door that leads to:

LIVING ROOM

13'5 x 11'10

Benefiting from a window to the front aspect, radiator, power points, feature fire surround and a door that leads to:

KITCHEN

11'3 x 10'7

Having a range of wall and base units with work surfaces, sink with a mixer tap, power points, radiator, window to the rear aspect, door to the Rear Porch and door to a Utility cupboard with water supply.

REAR PORCH

There is a built in store, door to the Rear Garden and door that leads to:

PANTRY

7'7 x 4'5

Having a window to the rear aspect and power point.

FIRST FLOOR LANDING

There is a store cupboard, loft access, airing cupboard and doors that lead to:

BEDROOM

12'5 x 11'11

Benefiting from a window to the front aspect, radiator and power points.

BEDROOM

11'2 x 10'8

Having a window to the rear aspect, radiator, power points and fitted wardrobe.

BEDROOM

8'9 x 5'8

There is a window to the front aspect, radiator and power point.

BATHROOM

Comprising a low level Wash hand basin, Bath with a Shower over, Radiator and a Window to the rear aspect.

WC

Comprising a low level WC and a Window to the rear aspect.



REAR GARDEN

A well established garden that enjoys a patio that leads to a mainly laid to lawn garden having borders home to a number of shrubs, plants and trees.

PARKING

From the front there is gated access off road parking.

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

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.

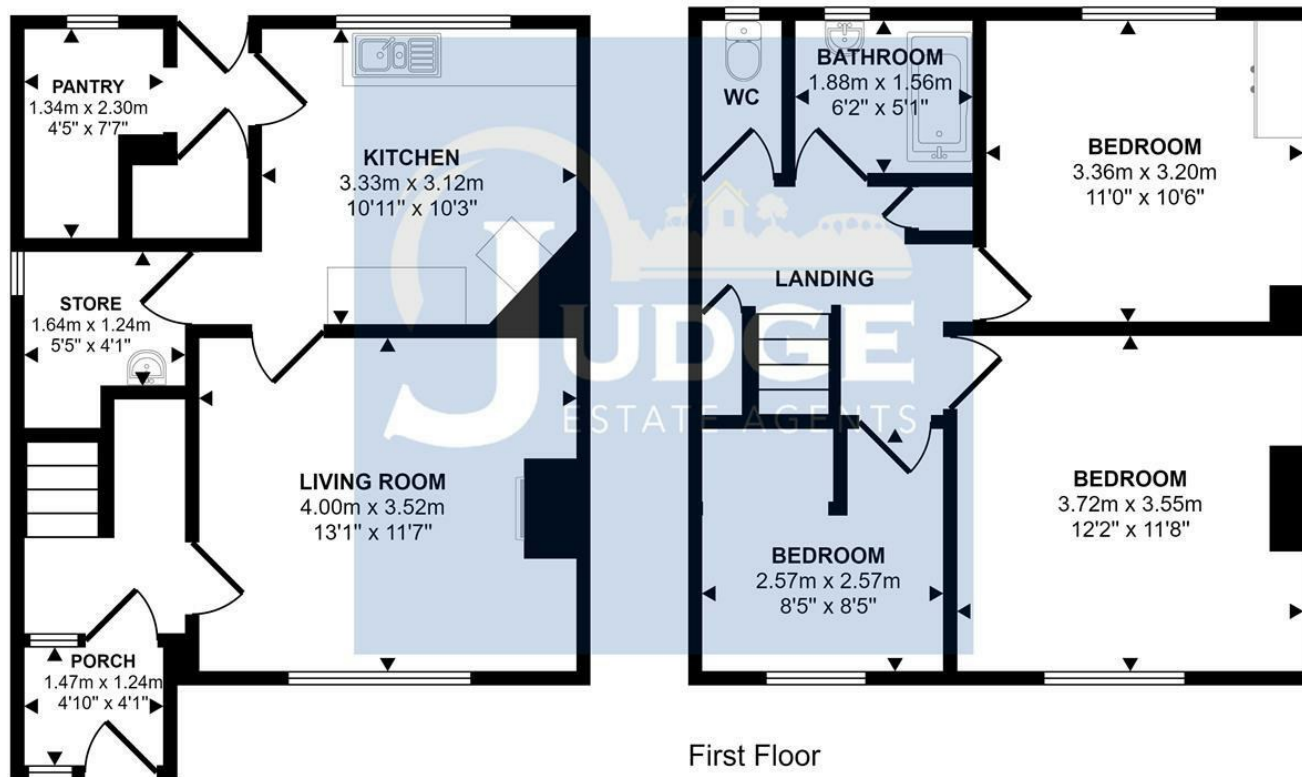


4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED

TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Approx Gross Internal Area
85 sq m / 919 sq ft



Ground Floor
Approx 41 sq m / 444 sq ft

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.

Viewings strictly by
appointment via Judge
Estate Agents

Contact

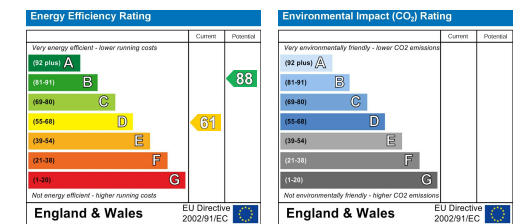
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WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

