



 3

Bedrooms

 1

Bathroom





Kings are pleased to present a three-bedroom detached bungalow on Charnwood Drive, just off Station Lane, located in the well sought-after area of Thurnby. The property offers carpeted flooring throughout, a large lounge/family room, three bedrooms, a bathroom and an open plan kitchen/diner, and is located within proximity to local schools including Fernvale and local supermarkets including the Co-Op. The location of the property also benefits from being close to some major transport links including Station Lane, Uppingham Road and the A47. CALL KINGS NOW 0116 352 7012!!!

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As you walk through the front door you are met with a long hallway giving access to every room in the property. The first and second bedroom are located at the front of the house where you will find double fitted wardrobes, a wall mounted radiator, double glazed windows and carpeted flooring, with natural sunlight illuminating the whole room. As you continue down the hallway you will gain access to the third bedroom where you will find carpeted flooring and a wall mounted radiator.

The property includes a sizeable kitchen/diner perfect for large gatherings and busy mealtimes, the kitchen does need some modernisation to bring it up to standard. The garden can also be accessed from the kitchen area. The bathroom/wet room has been modernised and gives a spacious feeling to the users.

As you come to the end of the hallway you are greeted by a spacious living room which includes carpeted flooring, wall mounted radiators, a fireplace and double doors offering access to the rear garden.

The property also benefits from a driveway fit for multiple vehicles, a single garage and a large garden split into two parts.

This property has fantastic scope for extension on either side of the property, to the rear and possibility to build in the rear garden subject to planning permission.

Property Info:

**Hallway:** 6.13m x 0.90m

- Carpeted flooring, access to all rooms in the property

**Bedroom One:** 3.87m x 3.32m

- Double bedroom, carpeted flooring, double glazed windows, fitted double wardrobe and wall mounted radiator

**Bedroom Two:** 2.85m x 3.43m

- Double bedroom, carpeted flooring, double glazed windows, fitted double wardrobe and wall mounted radiator

**Bedroom Three:** 2.56m x 3.33m

- Single bedroom, carpeted flooring and wall mounted radiator

**Dining Room:** 2.84m x 3.34m

- Open plan with kitchen, fitted double storage cupboard and carpeted flooring

**Kitchen:** 3.37m x 2.90m

- Inclusive of sink and boiler, access to rear garden

**Bathroom:** 3.36m x 2.02m

- Modernised bathroom/wet room, inclusive of toilet, sink and shower

**Living room:** 6.02m x 6.35m

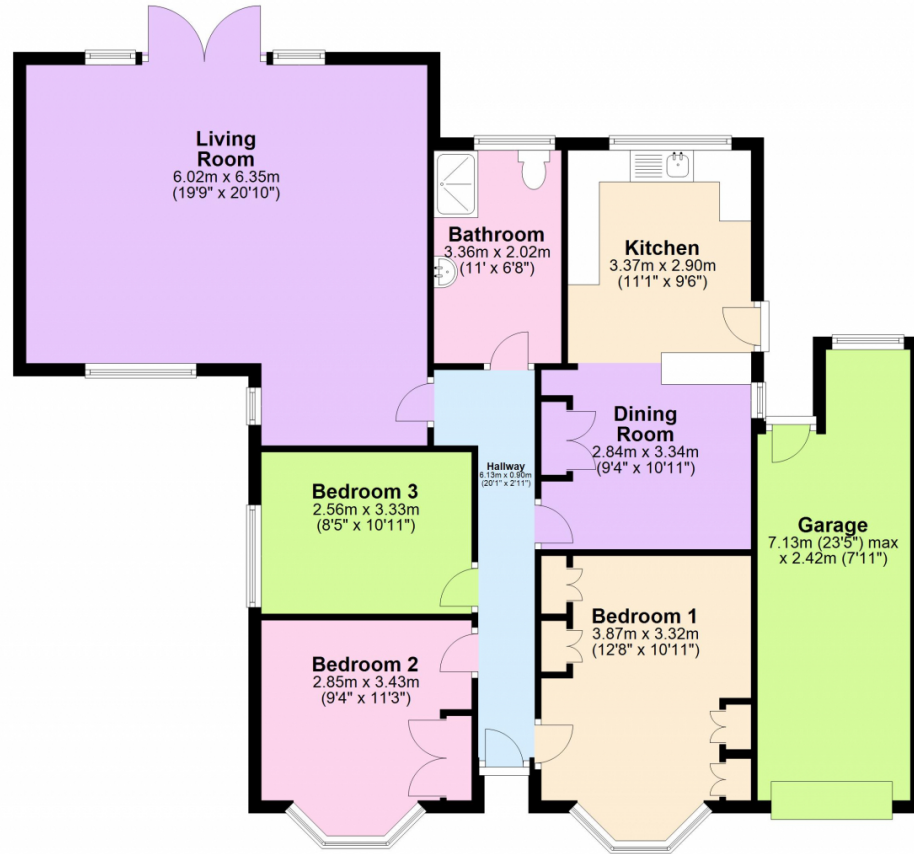
- Carpeted flooring, double doors giving access to rear garden and fireplace

**Garage:** 7.13m x 2.42m

- Single garage suitable for storage or a vehicle

**Ground Floor**

Approx. 117.2 sq. metres (1262.0 sq. feet)



Total area: approx. 117.2 sq. metres (1262.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

