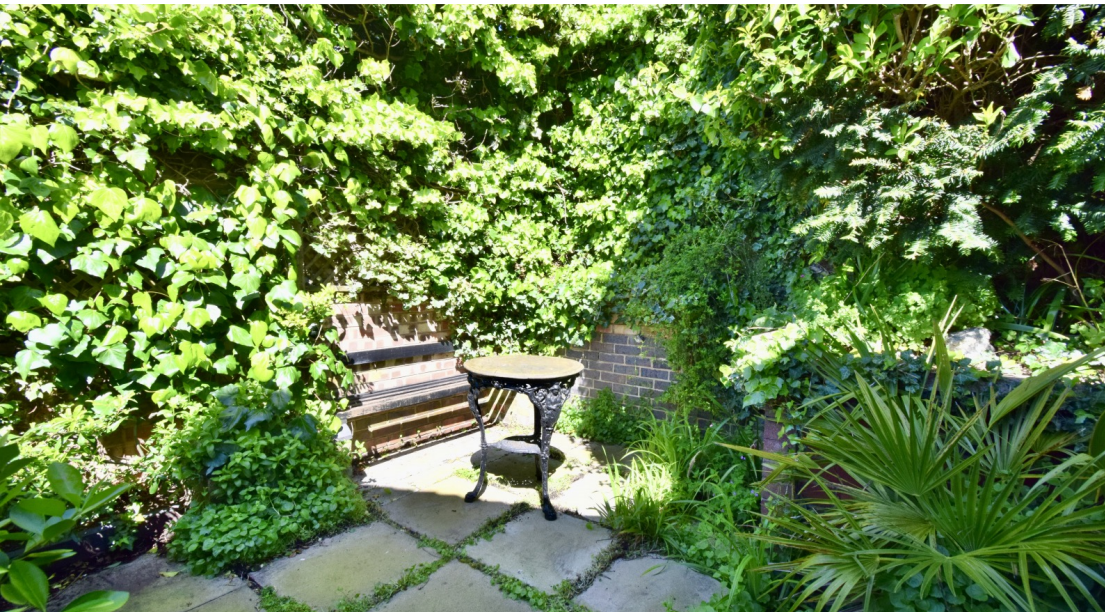




 **2**
Bedrooms

 **1**
Bathroom



Kings are excited to present this unique two-bedroom detached house found on St. Lukes Close in Thurnby village. This property is situated down a private cul-de-sac overlooking impressive views of surrounding fields and within close proximity to local amenities including shops, places of worship, parks, schools, community hubs and major access roads including Main Street, Stoughton Road and Uppingham Road. This property has a unique layout with a ground floor consisting of the kitchen, dining room, living room and bathroom, and first floor consisting of two double bedrooms and separate wc.

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The property can be accessed either via a side door or front door. The front door places you in the entrance hallway offering you access to the living room, dining room and bathroom, and the side access places you in the kitchen. The kitchen is located at the front of the property consisting of fitted worktops and storage cupboards, a free standing oven/hob, fridge/freezer, washing machine, a front facing double-glazed window and an open plan layout with the dining room. The dining room is found at the rear of the property and can be accessed via the entrance hallway and the kitchen, consisting of hardwood flooring, a rear facing double-glazed window and wall mounted radiator. The family bathroom is found at the end of the entrance hallway boasting a three-piece layout consisting of tiling throughout, a bath, toilet and sink. The living area stretches from the front to the rear of the property taking up the right side of the property consisting of carpeted flooring, a wall mounted radiator, integrated fireplace and double-glazed windows.

The unique aspect of this property can be found on the first floor where you will find two double bedrooms and a separate wc. Bedroom one is the master bedroom in the property being found to the right as you reach the top of the stairs, consisting of carpeted flooring, integrated wardrobes integrated storage cupboard, a wall mounted radiator and a front facing double-glazed window. Bedroom two is found to the left as you reach the top of the stairs being a double bedroom consisting of hardwood flooring, a front facing double-glazed window, wall mounted radiator, access to storage and a sink.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Ground Floor

Living Room: 4.39m x 4.40m (14'5" x 14'5") – spacious living area stretching from the front to the rear of the property consisting of double-glazed windows to the front and side, carpeted flooring, a wall mounted radiator and integrated fireplace.

Dining Room: 3.00m x 3.40m (9'10" x 11'2") – located at the rear of the property consisting of hardwood flooring, a rear facing double-glazed window, wall mounted radiator and open plan layout with the kitchen.

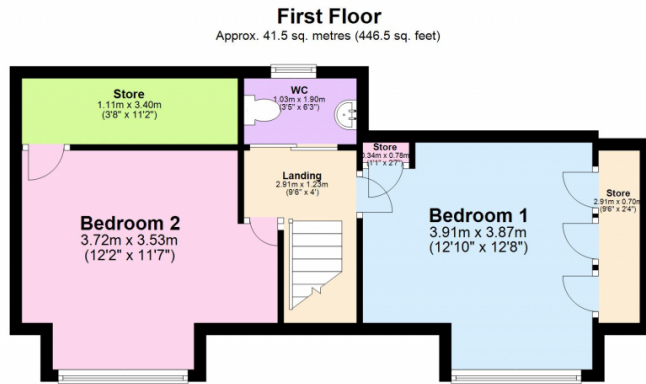
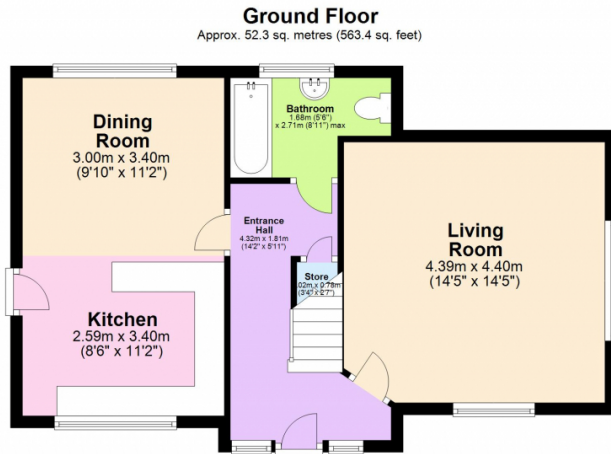
Kitchen: 2.59m x 3.40m (8'6" x 11'2") – located at the front of the property consisting of hardwood flooring, a front facing double-glazed window, fitted worktops and storage cupboards, a free standing oven/hob, fridge/freezer and washing machine.

Bathroom: 1.68m x 2.71m (5'6" x 8'11") – located at the rear of the property consisting of tiling throughout, a bath, toilet and sink.

First Floor

Bedroom One: 3.91m x 3.87m (12'10" x 12'8") – double bedroom stretching from the front to the rear of the property consisting of carpeted flooring, an integrated wardrobe, front facing double-glazed window, integrated storage cupboard and wall mounted radiator.

Bedroom Two: 3.72m x 3.53m (12'2" x 11'7") – double bedroom mirroring the layout of bedroom one, consisting of hardwood flooring, a front facing double-glazed window, wall mounted radiator, access to additional storage and sink.



Total area: approx. 93.8 sq. metres (1009.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

