



FOR SALE

£350,000

3 Bed Semi-Detached Bungalow in Holmleigh Gardens, Thurnby LE7 9QH



PROPERTY FEATURES

- Architect Designed Bungalow
- Three Bedrooms
- Cul De Sac
- Substantial Plot
- Thurnby Village
- Chain Free
- Spacious Living Area
- Refitted Kitchen And Bathroom
- Double Garage & Workshop & Courtyard
- Contact Phillips George To View



FULL DESCRIPTION

Phillips George are delighted to offer this immaculate Architect designed three bedroom bungalow, situated on an expansive corner plot within a quiet cul-de-sac. Offered chain free, this property is light and spacious throughout, providing a comfortable and inviting living space. Located in the highly sought after village of Thurnby, the bungalow boasts a refitted kitchen, a refurbished shower room, and ample off road parking. A private courtyard enhances the property's appeal, while the double garage provides additional storage or parking options. This is a rare opportunity to acquire a property in such a desirable location. Contact Phillips George today to arrange a viewing.



MAIN ENTRANCE PORCH AND ENTRANCE HALL

Entering via double glazed porch and leading to main entrance hall, large window to the front offering ample light to the main entrance.

LIVING ROOM

26' 0" x 15' 8" (7.92m x 4.78m) A spacious living area with carpeted flooring, double glazed windows and French door to the side leading to private courtyard, radiator and gas fire.



KITCHEN

11' 5" x 8' 4" (3.48m x 2.54m) A stylish refitted kitchen with wall and base unit units, work surfaces, integral appliances, tiling in part, double glazed window to the front.

WC

Comprising a wash basin and low-level flush WC with tiling in part.



Phillips George



MASTER BEDROOM

16' 2" x 10' 11" (4.93m x 3.33m) Carpeted flooring, a range of fitted wardrobes, double glazed window and French door to the rear, radiator.

BEDROOM TWO

12' 0" x 9' 0" (3.66m x 2.74m) Double glazed window to the rear, carpeted flooring and radiator.

BEDROOM THREE

12' 0" x 9' 1" (3.66m x 2.77m) Double glazed window to the rear, carpeted flooring and radiator.

BATHROOM

Comprising a refurbished four piece suite, shower cubicle, bath, WC, wash basin, tiling in part, opaque double glazed window to the rear.

DOUBLE GARAGE/WORKSHOP

A spacious double garage and workshop area with door to the side and electric garage doors, power and lighting.

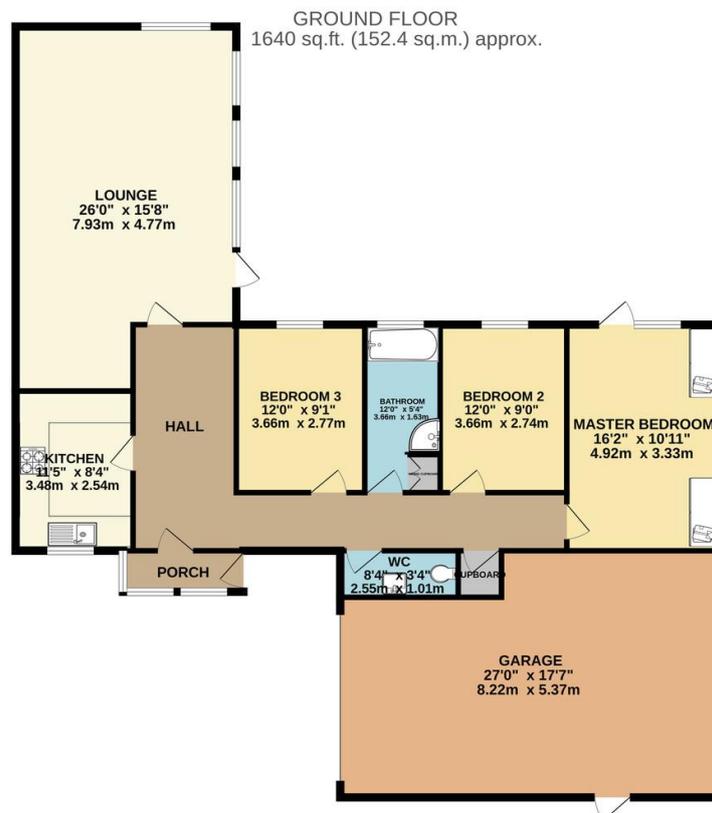
OUTSIDE

Situated on a large corner plot the property benefits from surrounding lawns with mature trees and shrubs and white fenced borders, the property also boasts its own private courtyard with sitting patio area, a range of mature plants and flowers, offering a unique quiet area.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

