



Melton Road, Thurmaston, LE4



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£260,000



Key Features

- Two Bedrooms
- Semi Detached Bungalow
- Off Road Parking & Garage to Rear
- Lounge & Conservatory
- Gas Central Heating (Worcester Boiler Fitted 2019)
- Within Walking Distance to Amenities & Watermead Country Park
- EPC rating TBC
- Freehold





An excellent opportunity for those looking to downsize, this two bedroom semi detached bungalow situated within the heart of Thurmaston just minutes away from the local amenities available along Melton Road as well as being within walking distance to Watermead Country Park. The gas centrally heated and double glazed layout includes an entrance hall, lounge, conservatory, kitchen, utility room, two bedrooms and bathroom. The larger than normal plot boasts lawned gardens to the front and rear as well as off road parking and a garage accessed via a private driveway shared with the neighbouring bungalows at the rear. Sure to attract immediate interest, an early viewing comes strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

With carpet flooring, hatch to the loft space with some boarding and insulation, central heating radiator and a cupboard housing the Worcester Bosch boiler (Fitted in 2019). Doors give access to the majority of the accommodation.

Lounge 3.91m x 3.35m

Positioned around a feature gas fireplace, the reception room is presented with carpet flooring and offers a central heating radiator, coving, dado rails and sliding doors leading to the:

Conservatory 2.77m x 3.17m

Providing additional living space with dual aspect glazing and french doors opening out into the rear garden.

Kitchen 2.41m x 3.74m

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and

tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in double 'Stoves' oven, 'Stoves' hob and space for a fridge freezer. With a central heating radiator, window to the rear elevation and a door leading to the:

Utility Room 1.88m x 1.76m

Providing further storage and space for appliances, with a side access door to the rear garden.

Bedroom One 3.31m x 3.38m

A double room offering a window to the front elevation, with carpet flooring and a central heating radiator.

Bedroom Two 3.00m x 2.74m

With a window to the front elevation, carpet flooring and a central heating radiator.

Bathroom 1.68m x 1.91m

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and wc, with tiled surrounds. There is also a central heating radiator, coving and a window to the side elevation.

Outside

Enjoying a set back and tucked away position, the front of the property is accessed via a public pathway with the plot set behind a wall. Enjoying a lawned front garden with a variety of plants and shrubbery a central pathway leading to the front door. To the rear of the property is a mainly laid to lawn rear garden with a patio area adjacent to the accommodation ideal for outdoor entertaining. With fencing to boundaries, outside tap and socket and a timber shed providing useful storage. Gated access then leads to the garage with light and power and measures 4.88m x 2.48m. There is also off road parking in front of the garage, accessed via a private driveway from Melton Road, shared between the neighbouring bungalows.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.





Viewing Arrangements

Viewings are strictly by appointment only.

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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). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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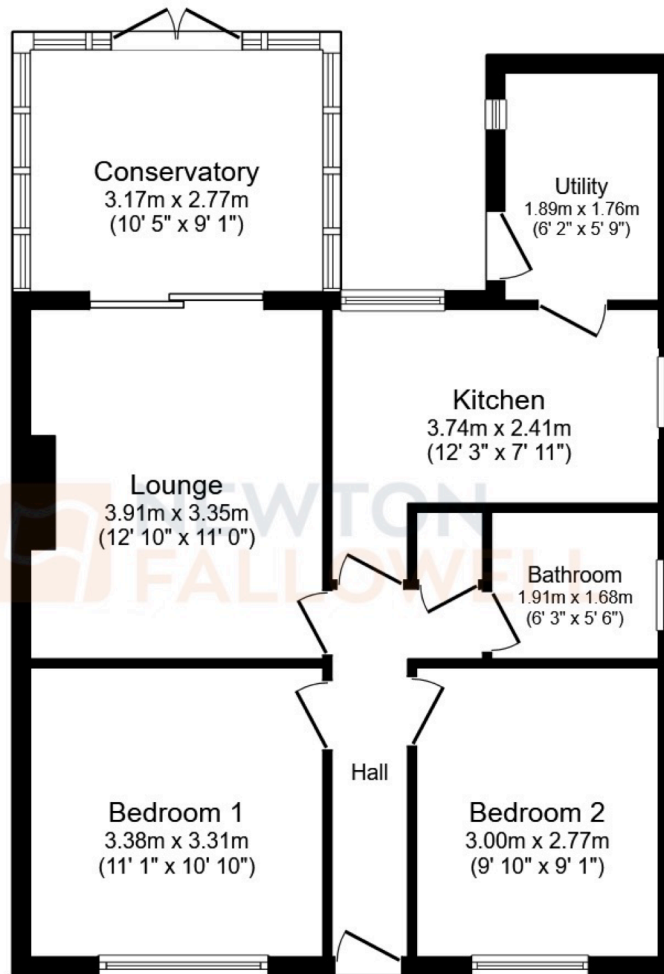
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Floor Plan
Floor area 68.0 sq.m. (732 sq.ft.)

TOTAL: 68.0 sq.m. (732 sq.ft.)

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