



Sandiacre Drive, Thurmaston, LE4



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£295,000



Key Features

- Three Bedrooms
- Semi Detached Home
- Extended Lounge & Full Width Kitchen Diner
- Within Walking Distance to Local Amenities
- Shower Room & Separate WC
- Replaced Roof & Gas Central Heating
- EPC rating TBC
- Freehold





Newton Fallowell are delighted to welcome to the market this enlarged three bedroom semi detached home offering swift access to Leicester and transport links as well as being within walking distance to local schooling and an array of shops available at Thurmaston Shopping Centre. Boasting a replaced roof, gas central heating (boiler serviced 2024) and double glazing, the accommodation in more detail comprises of an entrance porch and hall, enlarged lounge and a full width kitchen diner. Upstairs are three bedrooms, shower room and separate WC. There is a driveway to the front giving access to the attached garage with a mainly laid to lawn garden at the rear. An early viewing is highly recommended.

Accommodation

Front entrance door opens into the:

Entrance Porch

Providing the perfect space for your coats and shoes, the useful entrance porch is presented with carpet flooring and offers a door leading to the:

Entrance Hallway

Presented with wood effect flooring, the entrance hallway offers a staircase rising to the first floor, central heating radiator and useful storage space under the stairs. Doors give access to all of the downstairs accommodation.

Extended Lounge 4.52m x 3.18m

Enlarged by an extension to the front, the reception room is presented with carpet flooring and offers a gas fireplace, ceiling coving and a central heating radiator and open access through to the:

Kitchen Diner 3.81m max x 4.92m

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and

drainer, built in 'Hotpoint' oven, four ring gas hob and space for a washing machine. Affording ample room for a dining table and chairs, there is a rear elevation, side door to the garage, open pantry with space for a fridge freezer, electric meter and consumer unit. Sliding doors open to provide access to the rear garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, hatch to the partly boarded loft space and a window to the side elevation.

Bedroom One 3.64m x 2.58m not into robes

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

Bedroom Two 3.54m x 2.73m

A second double room offering a window to the rear elevation, carpet flooring, central heating radiator and spot lighting.

Bedroom Three 2.63m x 2.11m

A third bedroom offering a window to the rear elevation, carpet flooring and a central heating radiator.

Bathroom 2.34m x 1.62m

Fitted with a two piece suite comprising a pedestal wash hand basin and shower cubicle, with complementary tiled surrounds. There is also a central heating radiator, built in cupboard housing the boiler and an obscure window to the front elevation.

Outside

Situated within walking distance to an array of amenities, the set back plot firstly offers a driveway providing off road parking with access to the attached garage (measuring 6.49m x 3.34m) with light and power. A door from the garage leads to the mainly laid to lawn rear garden featuring a patio area adjacent to the accommodation ideal for outdoor entertaining with a variety of plants and shrubbery, outside tap and lighting and fencing to boundaries. There is also outside sockets to the front and rear.





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.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x



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Referrals

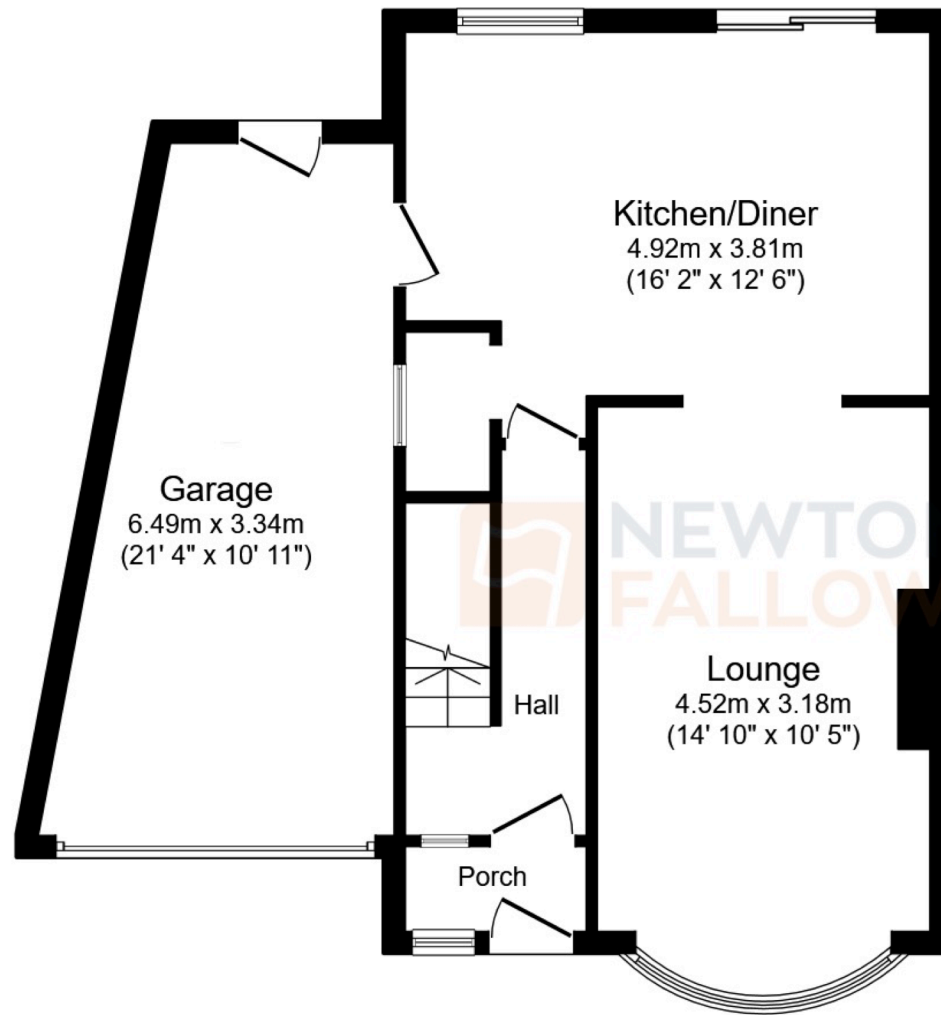
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

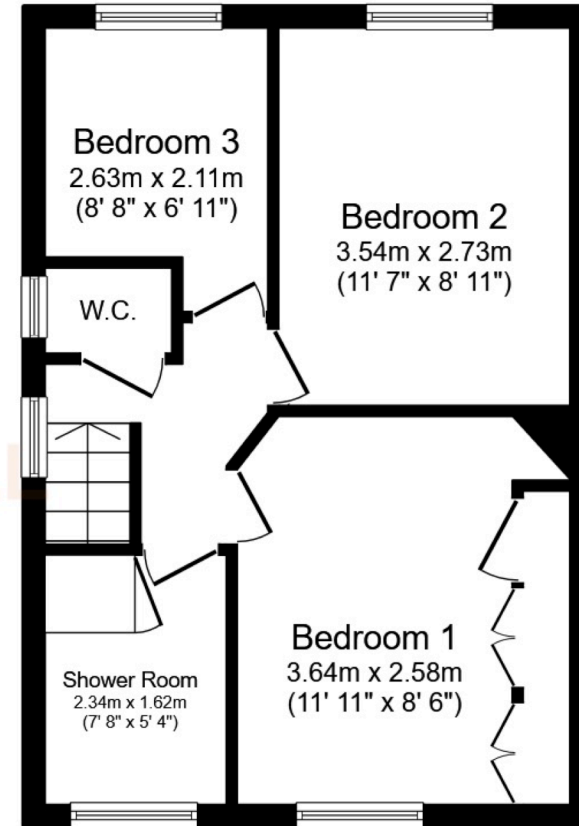






Ground Floor

Floor area 60.9 m² (655 sq.ft.)



First Floor

Floor area 35.8 m² (385 sq.ft.)

TOTAL: 96.7 m² (1,041 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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