



Colby Drive, Thurmaston, LE4

 4  1  2

£435,000



Key Features

- Four Bedrooms
- Extended Detached Family Home
- Ground Floor WC
- Two Extended Reception Rooms
- Cul De Sac Location
- Replaced Central Heating Boiler (Fitted 2024)
- EPC rating TBC
- Freehold





RARE TO THE MARKET - Perfect for growing families in search of more space, walk in and be surprised by this well proportioned and enlarged four bedroom detached home occupying a desirable cul de sac position on the outskirts of Thurmaston. Boasting potential for further extensions and benefiting from an upgraded central heating boiler (Fitted 2024), the layout includes an entrance lobby and ground floor WC, two enlarged reception rooms and breakfast kitchen. Upstairs you will find four practical bedrooms (main bedroom offers access to a balcony) and a family shower room. The plot boasts a driveway to the front giving access to an integral single garage, with a private mainly laid to lawn larger than normal rear garden. Situated at the end of this popular road in a position where properties rarely come to the market, an immediate viewing comes highly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Lobby & Ground Floor WC

Providing the perfect space for your coats and shoes, the entrance lobby is presented with carpet flooring and offers a central heating radiator, door to the lounge and a door to the WC fitted with a two piece suite comprising a WC and wash hand basin, with a window to the front elevation.

L-Shaped Sitting Room 6.42m x 6.18m

Positioned around a feature fireplace, the l-shaped reception room is presented with carpet flooring and offers two central heating radiators, staircase rising to the first floor, ceiling coving and open access through to an extended sitting area measuring 1.80m x 2.94m with sliding patio doors to the rear garden. There is also doors opening into the:

Formal Dining Room 5.27m x 3.28m max

Perfect for formal dining, the reception room is presented with carpet flooring, central heating radiator, sliding patio doors to the rear garden and open access through to the:

Breakfast Kitchen 5.04m x 2.59m

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and matching splashbacks. Features include an inset sink and drainer with mixer tap and space for appliances. Enjoying the use of a breakfast bar, there is tiled flooring, central heating radiator, window to the side elevation and a bay window to the rear elevation.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and hatch to the insulated loft space.

Bedroom One 6.47m x 2.60m

A double room enjoying a window to the front elevation as well as sliding patio doors leading to a balcony. There is also carpet flooring, central heating radiator, access to a separate loft space and built in wardrobes.

Bedroom Two 3.30m x 4.12m max into robes

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

Bedroom Three 3.04m x 4.12m max

A third double room offering a window to the rear elevation, carpet flooring, central heating radiator and built in wardrobes housing the upgraded central heating boiler (Fitted 2024).

Bedroom Four 2.12m x 2.75m

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

Family Shower Room 1.69m x 2.66m

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with a central heating radiator, built in cupboard and a window to the rear elevation.





Outside

The property occupies a cul de sac position with the plot offering a driveway to the front providing off road parking and gives access to the single integral garage. The larger than normal mainly laid to lawn rear garden oozes a particularly private feel not being overlooked from the rear and features a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. There is also an outside tap and sockets.

Garage 5.06m x 2.59m

With light, power, side access door, meters, consumer unit and an up and over door to the front.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band E. 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 length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

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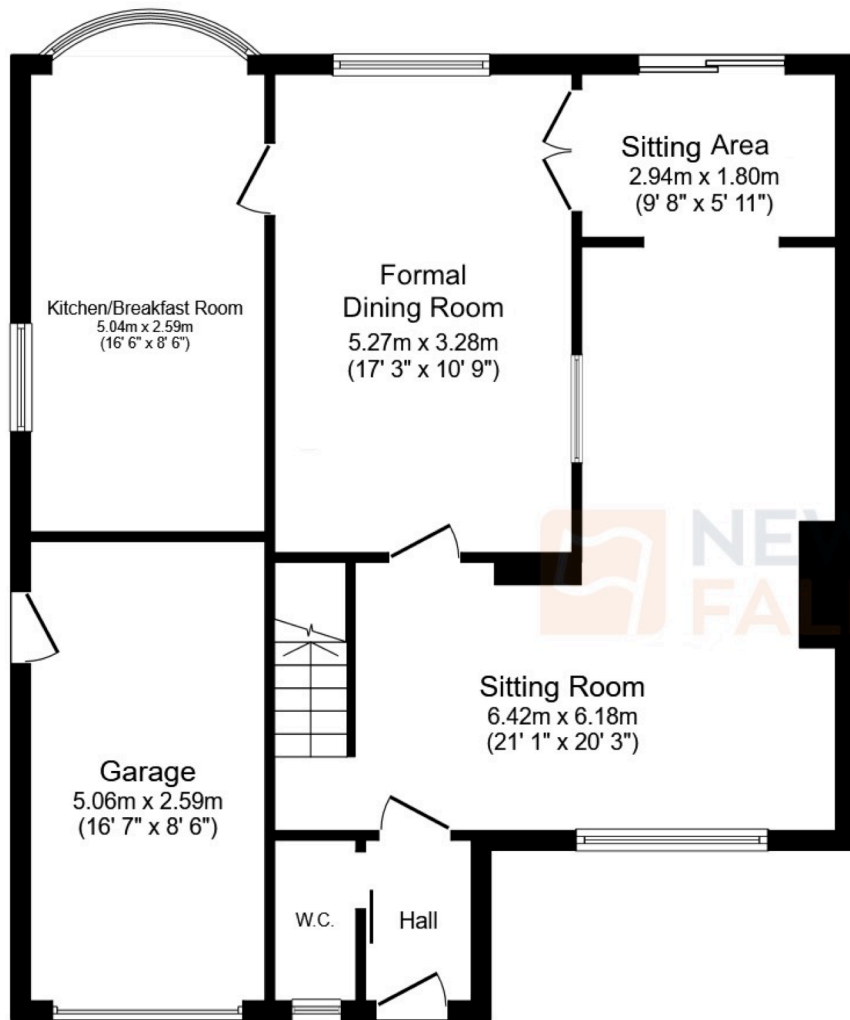
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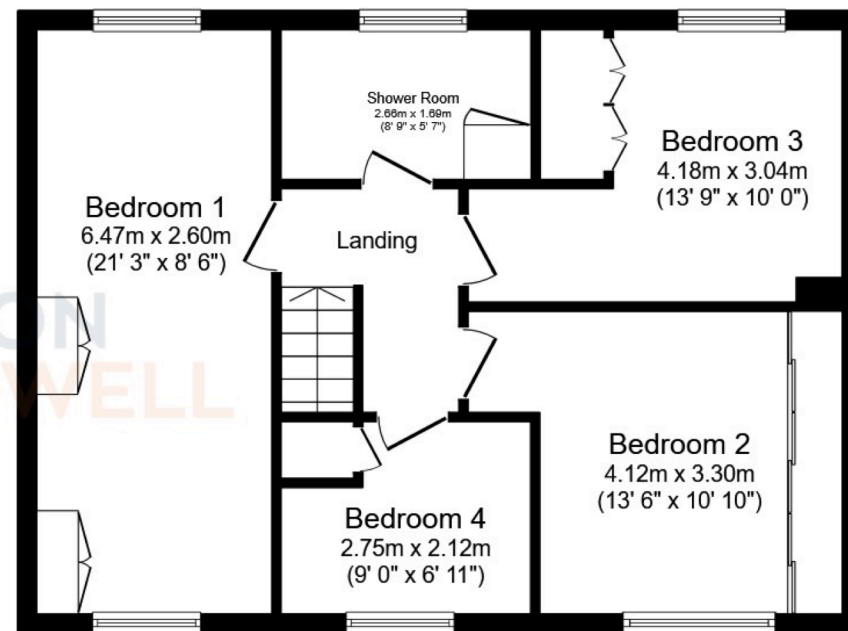






Ground Floor

Floor area 83.9 m² (903 sq.ft.)



First Floor

Floor area 57.0 m² (614 sq.ft.)

TOTAL: 140.9 m² (1,517 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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