



The Roundway, Thurmaston, LE4



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£300,000



Key Features

- Two Double Bedrooms (Main Bedroom With Shower Room)
- Detached Bungalow
- Popular Residential Location
- Lounge & Kitchen Diner
- Perfect For Someone Looking to Downsize
- Low Maintenance Rear Garden
- EPC rating TBC
- Freehold





Situated in a popular residential location, walk in and be surprised by this traditional two double bedroomed detached bungalow perfect for those in search of well proportioned single storey accommodation. Benefiting from gas central heating, the layout includes an entrance porch and hallway, lounge, breakfast kitchen, two double bedrooms both with built in wardrobes (one benefiting from a shower room). The plot boasts parking to the front. with a low maintenance landscaped rear garden. Conveniently located for access into the city centre as well as being just a short drive to the countryside and amenities available at Thurmaston Shopping, an early viewing is strongly recommended to avoid disappointment.

and space for appliances. With wood effect flooring, central heating radiator, door to the side and a double glazed window to the rear elevation.

Bedroom One & En-suite Shower 2.82m not into robes x 4.50m

A double room enjoying the use of built in wardrobes, with a double glazed window to the front elevation with made to measure blinds, central heating radiator, carpet flooring and a door leading to the en-suite shower room fitted with a two piece suite comprising a shower cubicle and wash hand basin.

Bedroom Two 2.84m x 4.04m max

A second double room enjoying the use of built in wardrobes, with carpet flooring, central heating radiator and two double glazed windows to the rear elevation.



Accommodation

Doors open into the:

Bathroom 1.87m x 2.52m

Fitted with a modern three piece suite comprising a bath, wash hand basin with storage beneath and WC, with complementary tiled surrounds. With a two double glazed windows to the rear elevation and a central heating radiator.

Entrance Porch

With an internal door leading to the:

Outside Situated in a popular residential location, the plot firstly offers timber gates with a paved driveway set behind providing off road parking. Gated access to the side leads to a low maintenance garden being mostly paved with a raised decking area ideal for outdoor sitting and entertaining.

Entrance Hallway

Presented with wood effect flooring, the entrance hallway gives access to all of the accommodation. With spotlighting, hatch to the loft space, built in cupboard and a central heating radiator.

Tenure & Council Tax

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



Lounge 3.64m x 4.72m max

Positioned around a feature fireplace, the reception room is presented with carpet flooring. Offering central heating radiator, spotlighting, coving and double glazed windows to the front and side with made to measure fitted blinds.

Viewing Arrangements

Viewings are strictly by appointment only.

Breakfast Kitchen 3.11m x 3.78m

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with flexi tap, built in oven, four ring gas hob

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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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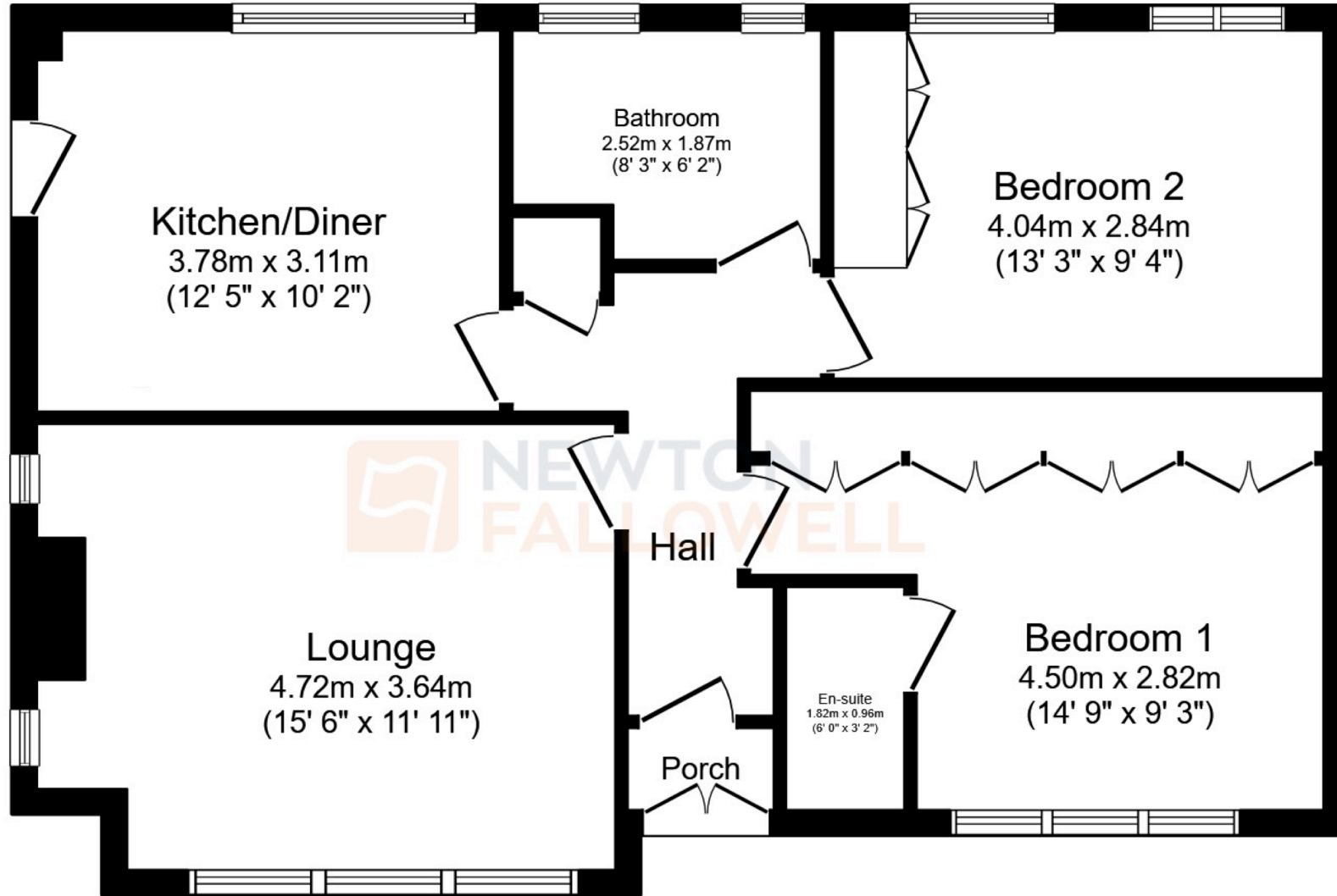
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Floor Plan

Floor area 68.6 m² (739 sq.ft.)

TOTAL: 68.6 m² (739 sq.ft.)

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