



Colby Drive, Thurmaston, LE4



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£525,000



Key Features

- Five Bedroom Detached Dormer Bungalow
- Larger Than Normal Plot
- Popular Residential Location
- Fabulous Open Plan Living Kitchen Diner With Built in Appliances
- Two En-suites & Family Shower Room
- Off Road Parking & Garage
- EPC rating C
- Freehold





Representing a rare and exciting opportunity, this extended five bedroom detached dormer bungalow is situated in a popular residential location and demands an internal inspection to be fully appreciated. Benefiting from gas central heating, double glazing and an 'Air to Air' heat pump system, this home has a particularly light and airy feel and features a larger than average lounge open with a kitchen diner with built in appliances as well as a reception hallway, utility, two double bedrooms (one with an en-suite) and family shower room. There is three further bedrooms (one of which benefits from an en-suite) and a WC. The larger than normal plot boasts parking for multiple cars, garage and a lawned garden at the rear. Conveniently positioned for easy access to local amenities and the City Centre, an early viewing is strongly recommended to avoid disappointment.

Ground Floor

As you walk through the front door your greeted by the reception hall presented with tiled flooring and provides access to all of the downstairs accommodation including two double bedrooms with built in wardrobes (and one of which benefits a modern en-suite). Towards the end of the hallway you will find the utility room with ample wall and base units, central heating boiler (Fitted 2020) and space for appliances. The larger than normal lounge is positioned around a feature electric fireplace with open access through to the extended kitchen diner fitted with a range of modern units and built in appliances including double oven, microwave oven, built in fridge freezer, hob, sink with boiling tap, wine cooler and breakfast bar. The space is flooded with natural light from a lantern roof and sliding doors which lead to the garden. The family shower room is fitted with a three piece suite comprising a walk in shower, bowl with storage and WC, with complementary tiled surrounds.

First Floor

The landing gives access to two double bedrooms (one benefiting from having a contemporary en-suite bathroom fitted with a three piece suite) and a further bedroom with built in storage into the eaves and a window overlooking the larger than normal rear garden. There is also access to a WC.

Outside

Situated in a popular residential location, the plot firstly offers an in and out driveway providing off road parking for multiple cars and giving access to the garage with light, power and an electric door to the front as well as a separate door. The rear garden is larger than normal and offers plenty of space for growing families to enjoy.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band D. 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.

Referrals

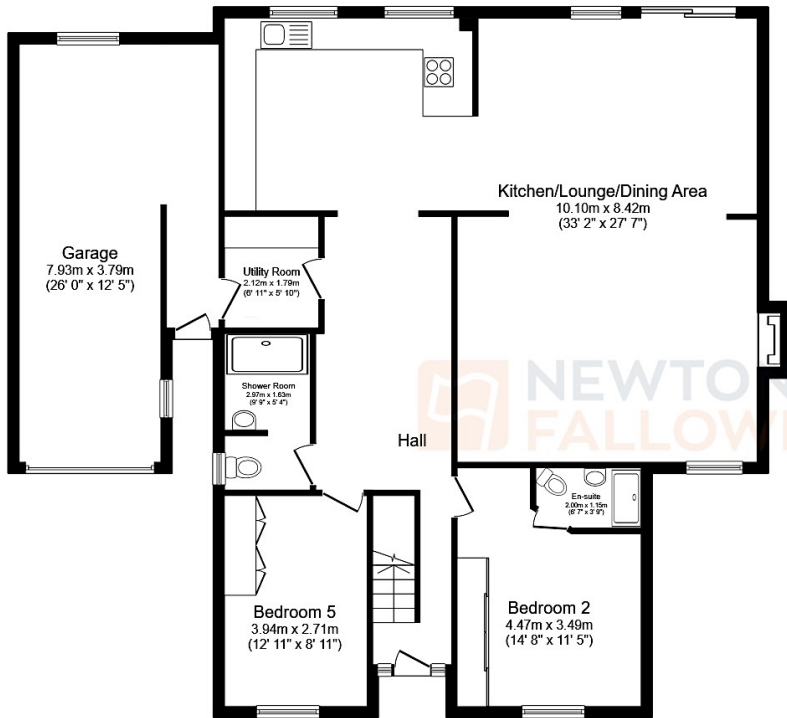
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelto to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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.

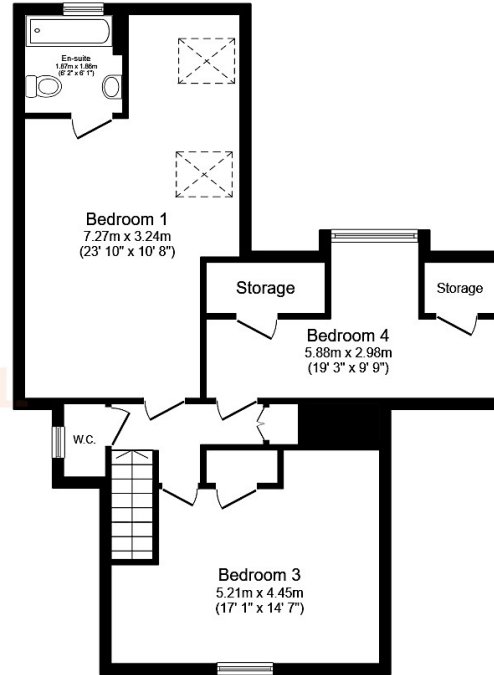






Ground Floor

Floor area 148.5 m² (1,599 sq.ft.)



First Floor

Floor area 69.7 m² (751 sq.ft.)

TOTAL: 218.3 m² (2,349 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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