



Spencer Avenue, Thurmaston, LE4



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Offers over £260,000



Key Features

- Three Bedroom Semi Detached Bungalow
- Available With No Upward Chain
- Gas Central Heating
- Popular Residential Location
- Garage With French Doors
- Perfect For Someone Looking to Downsize
- EPC rating C
- Freehold





NO UPWARD CHAIN - Newton Fallowell proudly present this three bedroom bungalow situated in a popular residential location. The plot offers parking to the front giving access with a garden at the rear, including a converted garage/potential home office. Consisting of two bedrooms on the ground floor level, a kitchen, bathroom and lounge with a third bedroom located upstairs in the loft space. Ideally located for access to major road links and Thurmaston Shopping, this bungalow is sure to attract immediate interest, an early viewing comes strongly recommended to avoid disappointment.

Entrance Hall

This welcoming entrance hallway offers a bright and airy first impression. With tiled flooring, staircase to the loft conversion and doors to the majority of the downstairs accommodation.

Lounge

A spacious lounge area, perfect for relaxation or entertaining guests. Featuring a traditional bay window and featured fireplace the lounge comes with carpeted flooring.

Kitchen Diner

This kitchen offers a bright and functional space, ideal for cooking and dining. It features ample storage with a range of wooden cabinets that bring warmth to the room. A double sink provides added convenience, while the countertops offer plenty of workspace. The kitchen is naturally lit by a set of double patio doors, which open directly onto the outdoor area.

Bedroom One

This double bedroom offers a clean, simple space with neutral walls and carpeted flooring. A larger than normal window fills the room with natural light, creating a bright and inviting atmosphere.

Bedroom Two

This double bedroom boasts a minimalist design with

smooth, neutral walls and tiled flooring. A window allows for plenty of natural light, enhancing the room's airy and welcoming feel.

Bathroom

This well-appointed three-piece bathroom features a classic white toilet, sink, and bathtub, complete with an electric shower overhead for added convenience.

Bedroom Three

This charming attic bedroom is a cozy retreat located in the loft area, featuring soft carpeting underfoot and sleek white walls that enhance the bright, airy atmosphere. The room is illuminated by recessed spotlights in the ceiling, adding a modern touch to the space. A Velux window allows for plenty of natural light, creating a warm and inviting ambiance, while the striking apex ceiling adds character and height to the room. Ideal for a peaceful getaway or a stylish sleeping space.

Storage

The loft bedroom also offers the added benefit of convenient storage space, perfect for keeping belongings organised and out of sight.

Outside

The property features a spacious garden, offering a perfect blend of paved, stoned, and grassed areas, ideal for both relaxation and outdoor activities. The neatly maintained lawn provides a lush green backdrop, while the paved and stoned sections offer practical space for dining, entertaining, or enjoying a morning coffee. The garden's thoughtful design and practical features make it an attractive, all-season space for enjoyment and convenience.

Garage

Situated on the side of the garden is a versatile converted garage with double doors, providing potential space to work from home that can be tailored to your needs. Whether you're looking for a private office, a quiet study, or a workshop for hobbies, this flexible area adds significant value and functionality to the property.

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.

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. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Mortgage Advice

We are pleased to introduce Russell, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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.

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



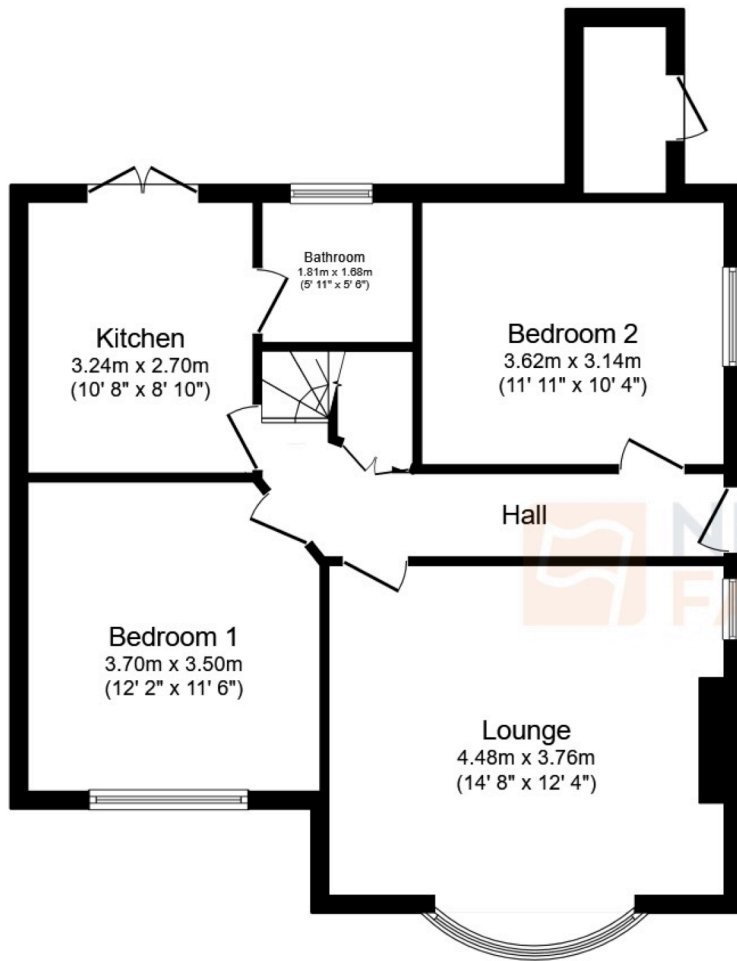
purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Free Valuations

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







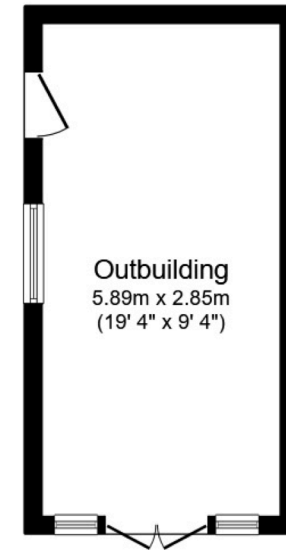
Ground Floor

Floor area 67.7 m² (729 sq.ft.)



First Floor

Floor area 18.3 m² (197 sq.ft.)



Outbuilding

Floor area 16.8 m² (181 sq.ft.)

TOTAL: 102.8 m² (1,107 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

