



The Roundway, Thurmaston, LE4



2



1



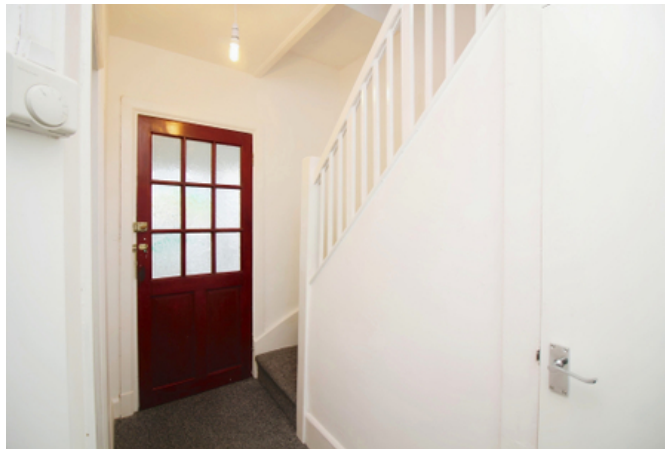
2

£270,000



Key Features

- Two Double Bedrooms
- Traditional Semi Detached Home
- Popular Residential Location
- Extended Across the Rear
- Two Reception Rooms
- Re-fitted Modern Kitchen
- EPC rating D
- Freehold





AVAILABLE WITH NO CHAIN! - Extended across the rear, walk in and be surprised by this two double bedroomed semi detached home ideal for first time buyers or growing families in search of a 'ready to move in' home in a popular residential location. Benefiting from gas central heating, the well proportioned accommodation includes an entrance porch and hall, lounge with bay, enlarged lounge diner, modern fitted kitchen and ground floor WC. Upstairs are two double bedrooms, storage room and a bathroom. The plot enjoys a driveway to the front, with a lawned garden at the rear. An early viewing is highly recommended to avoid disappointment.

Ground Floor

Upon entry to the property you step into the porch providing the perfect space for your coats and shoes, with a door leading to the hall offering a staircase rising to the first floor and a useful storage cupboard. The primary reception room enjoys an abundance of natural light provided by a window to the front elevation, with a central fireplace and neutral decor. Moving to the rear there is a further reception room enlarged by an extension to the rear, with neutral decor and sliding doors to the rear garden. There is also access to the contemporary kitchen re-fitted with a range of wall mounted and base units with complementary roll edge work surfaces, tiled splashbacks, inset 1.5 sink and drainer with mixer tap, built in oven, hob with hood above and space for two appliances. With complementary tiled flooring, a door leads to the ground floor WC.

First Floor

Upstairs the landing gives access to two neutrally decorated double bedrooms as well as a larger than normal bathroom fitted with a white three piece suite comprising a bath, pedestal wash hand basin and WC, with tiling. Completing the first floor is a useful walk in storage cupboard.

Outside

The plot offers a driveway to the front providing off road parking, with gated access leading through to a mainly laid to lawn garden featuring a patio area adjacent to the accommodation ideal for outdoor entertaining.

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.

Viewings Strictly By Appointment Only!

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 firm's 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 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.

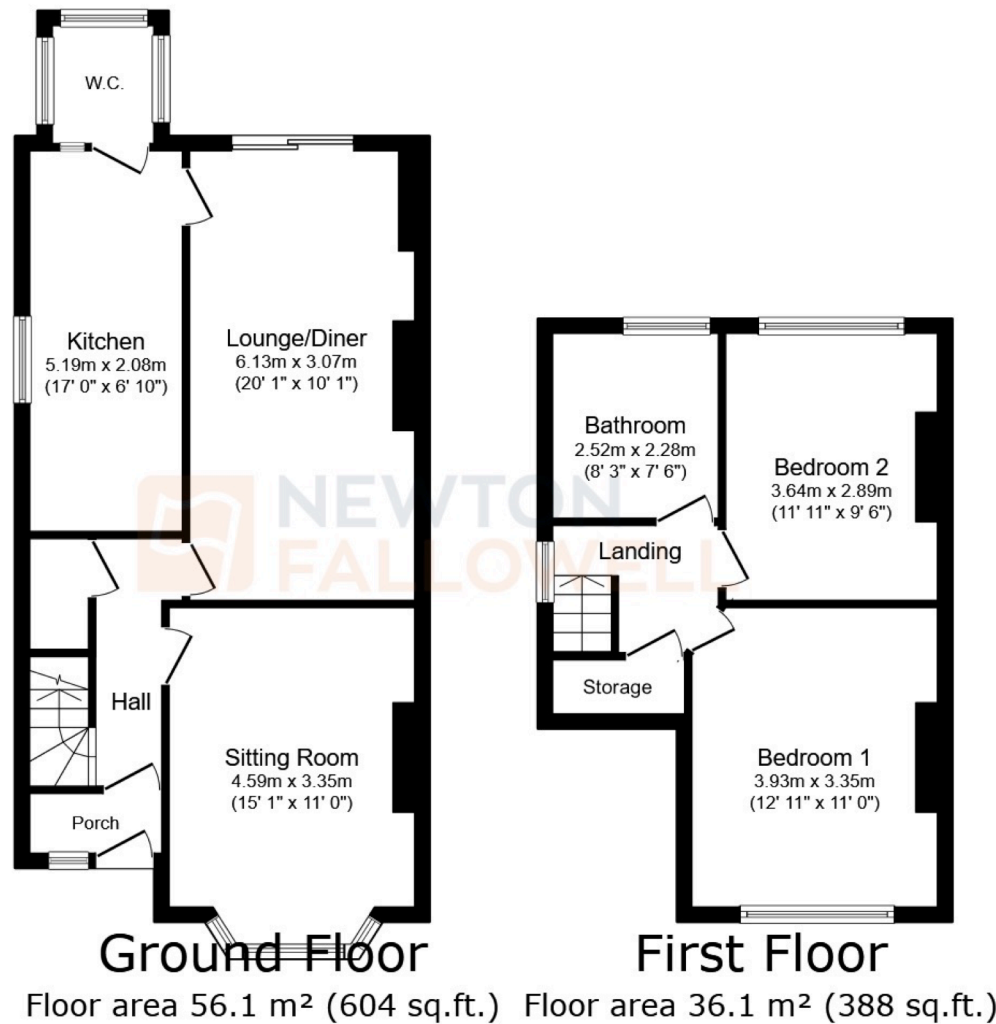
Free Property Valuations

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









TOTAL: 92.1 m² (992 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



 **NEWTON FALLOWELL**