



Verdale Avenue, Thurmaston, LE4



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£325,000



## Key Features

- Three Well Proportioned Bedrooms
- Traditional Semi Detached Home
- Popular Residential Location
- Timber Outbuilding Providing Potential Home Office Space
- Potential For Extension Subject to Necessary Consent
- Replaced Double Glazed Windows Throughout
- EPC rating D







PERFECT FAMILY HOME! - Featuring an outbuilding split into both storage and a potential home office, walk in and be surprised by this traditional three bedroom semi-detached property occupying a family friendly location on the outskirts of Thurmaston. Benefiting from gas central heating with HIVE and replaced double glazed windows throughout, the well proportioned layout includes an entrance hallway, ground floor WC, reception room with dual aspect glazing and a modern fitted kitchen diner. Upstairs you will find three bedrooms and a modern fitted bathroom. The plot offers a block paved driveway to the front, with a larger than normal garden at the rear featuring the aforementioned outbuildings. Boasting the potential for extension subject to necessary consent, an immediate viewing comes highly recommended to void disappointment.

### Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hallway with a staircase rising to the first floor, wood effect flooring and access to all of the downstairs layout including a contemporary fitted downstairs WC. The reception room is flooded with natural light provided by double glazed windows to both the front and rear, with wood effect flooring. The kitchen diner is fitted with a modern range of wall mounted and base units with complementary work surfaces over and splashbacks. Features include an inset sink and drainer, double 'Hotpoint' oven, five ring gas hob with extractor hood above, integrated dishwasher, washer dryer and fridge freezer. Affording ample space for a table and chairs, there is also a Worcester boiler (with HIVE thermostat), dual aspect glazing and French doors opening out into the family sized garden.

### First Floor

Moving upstairs you will find three well proportioned

bedrooms and a contemporary fitted bathroom comprising a bath with shower over and screen, pedestal wash hand basin and WC, with complementary tiled surrounds, heated towel rail, spotlighting and built in cupboard.

### Outside

Occupying a popular location, the plot offers a a block paved frontage providing ample off road parking. Gates open to provide access to the rear of the house where a larger than normal sized garden can be found with patio area adjacent to the accommodation perfect for outdoor entertaining. With a lawn area with planted borders and fenced boundaries. There is also a timber outbuilding which is separated into two parts, one garden storage area and the other which boasts the potential to be used as a home office with light, power, electric heater and internet cable.

### Tenure & Council Tax

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

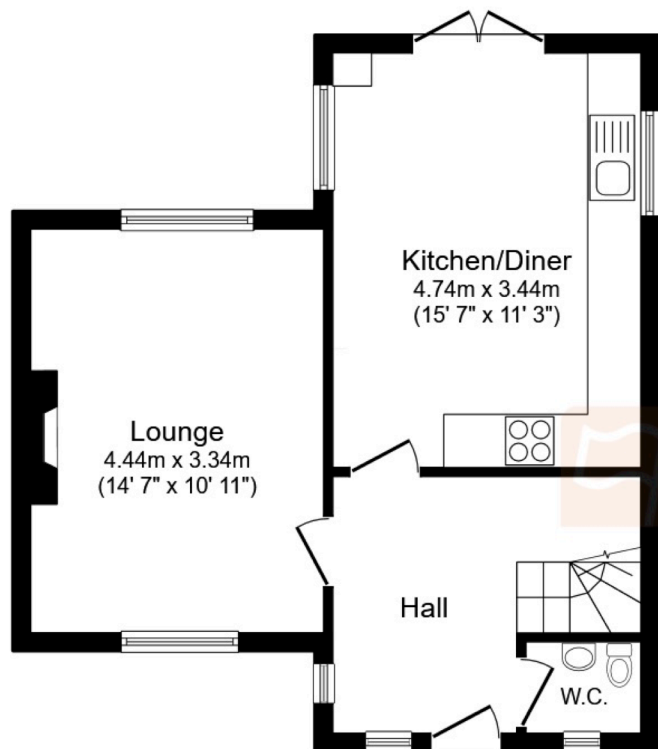
If you have a house to sell then we would love to provide you with a free no obligation valuation.





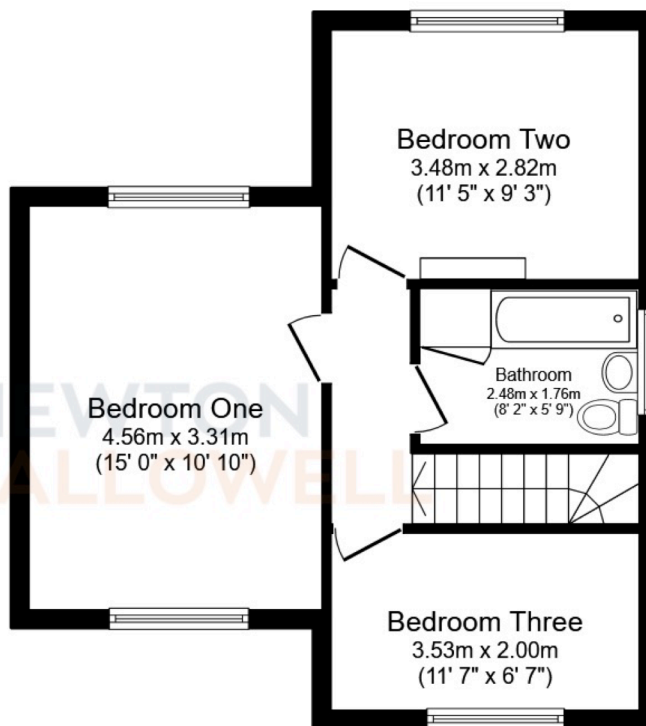






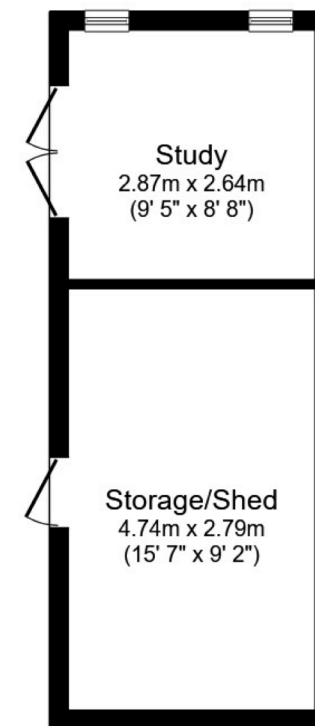
## Ground Floor

Floor area 42.3 m<sup>2</sup> (455 sq.ft.)



## First Floor

Floor area 42.3 m<sup>2</sup> (455 sq.ft.)



## Outbuilding

Floor area 21.4 m<sup>2</sup>  
(231 sq.ft.)

**TOTAL: 106.0 m<sup>2</sup> (1,141 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](http://www.Propertybox.io)



