



Campbell Avenue, Thurmaston, LE4



£290,000



Key Features

- Two/Three Bedrooms
- Link Detached Bungalow
- Popular Residential Location
- Extended Modern Fitted Kitchen
- Wet Room & Guest WC
- Driveway & Integral Garage
- EPC rating TBC
- Freehold





EXTENDED KITCHEN TO REAR! – Set within a popular residential location, this two/three bedroomed link-detached bungalow offers well proportioned accommodation, perfect for someone looking for single storey living. Benefiting from gas central heating, the layout includes an entrance hall, lounge, extended kitchen, two double bedrooms, wet room, guest WC and third bedroom/study. Outside there is a driveway to the front providing off street parking leading to the integral garage, with a particularly private garden at the rear not overlooked from beyond. Providing excellent potential to extend further or convert the loft space subject to necessary consent, an immediate viewing comes highly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hallway

Giving access to the majority of the accommodation, with a useful storage cupboard and wood effect flooring.

Lounge

Enjoying a walk in bay window to the rear elevation with sliding patio doors to the rear garden, the reception room is presented with carpet flooring and offers neutral decor and a central heating radiator. A door leads through to the potential third bedroom/study.

Study/Bedroom Three

Ideal for use as a third bedroom, study or formal dining room, there is a window to the rear elevation, carpet flooring, central heating radiator and a door leading to the integral garage.

Extended Kitchen

Extended to the rear, the kitchen is fitted with a range

of wall mounted and base units with complementary work surfaces over. Features include a built in oven, four ring hob with hood, inset sink and drainer with mixer tap and space for washing machine. With a window to the rear elevation, central heating radiator, wood effect flooring and a side door leading to a side lobby.

Bedroom One

A double room offering a walk in bay window to the front elevation, with carpet flooring, central heating radiator and a built in wardrobe.

Bedroom Two

A second double room offering built in wardrobes, window to the front elevation, carpet flooring and a central heating radiator.

Wet Room

Fitted with a contemporary suite comprising a shower, wash hand basin with storage beneath and WC, with complementary tiling, heated towel rail and a window to the side elevation.

Guest WC

Fitted with a two piece suite comprising a wc and wash hand basin, with a window to the side elevation.

Outside

The plot firstly begins with a driveway giving access to the integral garage with a gravelled front garden. To the rear is a particularly private garden not overlooked from beyond with a variety of shrubs, lawn area and covered patio area adjacent to the accommodation ideal for outdoor sitting.

Integral Garage

With light, central heating boiler and a door to the front elevation.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood – 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.

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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

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Referrals

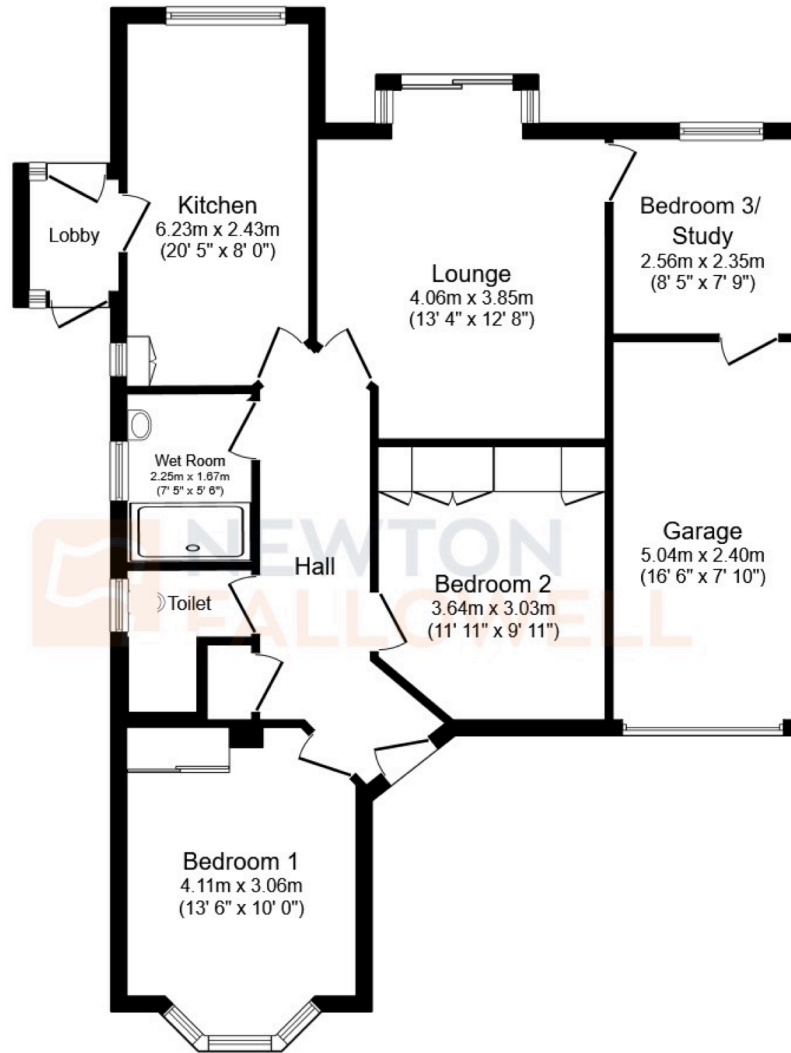
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Free Property Valuations

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







Floor Plan

Floor area 88.2 m² (949 sq.ft.)

TOTAL: 88.2 m² (949 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

