



Springdale Road, Thurmaston, LE4

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Offers over £250,000



Key Features

- Three Bedrooms
- Traditional Semi Detached Home
- South Facing Rear Garden
- Same Owner Since Built in 1960's
- Replaced Gas Central Heating Boiler (Fitted 2023)
- Downstairs WC
- EPC rating U
- Freehold





NO UPWARD CHAIN! - Available on the open market for the first time since built in the 1960's, this three bedroom semi detached home is situated in a popular residential location and is perfect for growing families in search of home with the potential for extension subject to necessary consent. Benefiting from an upgraded central heating boiler (Fitted 2023), the accommodation includes an entrance porch and hall, lounge, dining room, kitchen, first floor landing, three bedrooms and bathroom. Outside there is a driveway providing parking leading to a carport, with a south facing garden at the rear. Offered with no upward chain, an immediate viewing is recommended to avoid disappointment.

Accommodation

A sliding double glazed door opens to provide access into the:

Entrance Porch

A useful addition to the accommodation with tiled flooring and a door leading through to the:

Entrance Hallway

A welcoming entrance to the accommodation providing plenty of space for your coats and shoes. With a staircase rising to the first floor, central heating radiator and carpet flooring. Doors give access to the kitchen and lounge.

Lounge

Positioned around a feature fireplace, the primary reception room enjoys light provided by a window overlooking the front elevation. With carpet flooring, central heating radiator and open access through to the:

Dining Room

Perfect for formal dining or sitting, there is carpet flooring, central heating radiator and a sliding door

leading to the rear garden. A door leads to the:

Breakfast Kitchen

Fitted with a range of wall mounted and base units with complementary work surfaces over, inset sink and drainer and space for appliances. With a window to the rear elevation, central heating radiator and a door to the:

Rear Lobby & WC

With two doors to the garden and access to a downstairs WC fitted with a low level WC.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, window to the side elevation and a cupboard housing the central heating boiler (Fitted 2023).

Bedroom One

A double room enjoying the use of built in wardrobes, with carpet flooring, central heating radiator and window to the front elevation.

Bedroom Two

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

Bedroom Three

A practical third bedroom offering ample space for a single bed, with built in storage, window to the front elevation, carpet flooring and a central heating radiator.

Shower Room

Fitted with a three piece suite comprising a walk in shower, pedestal wash hand basin and WC, with complementary part tiled surrounds.

Outside

Situated in a popular residential location, the plot offers a driveway to the front providing off road parking and giving access to a carport. To the rear is a mainly laid to lawn south facing rear garden with a patio area adjacent to the accommodation ideal for





outdoor sitting and entertaining.

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.

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



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Referrals

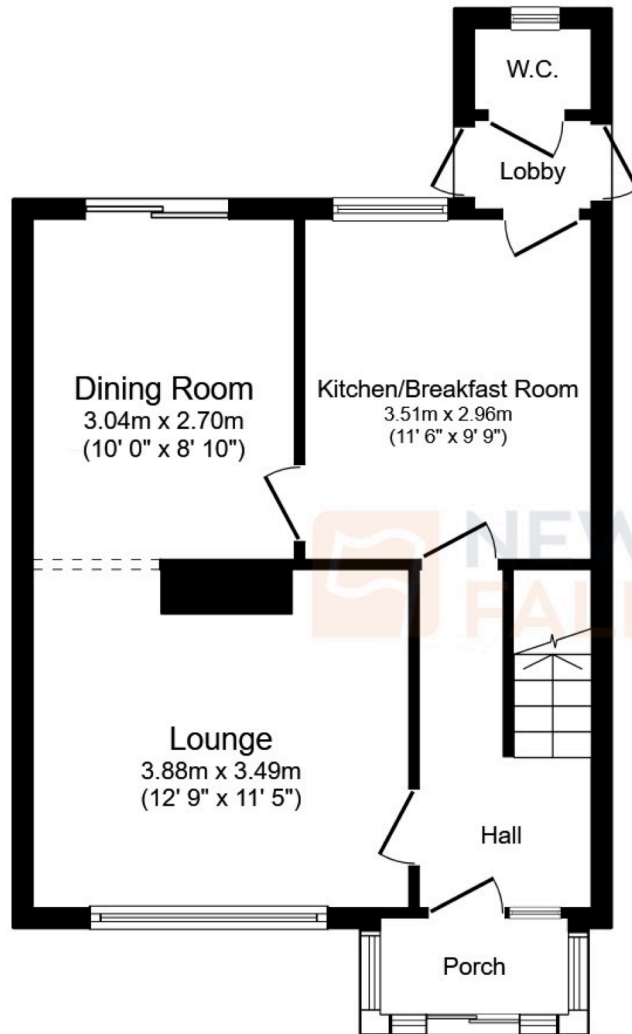
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

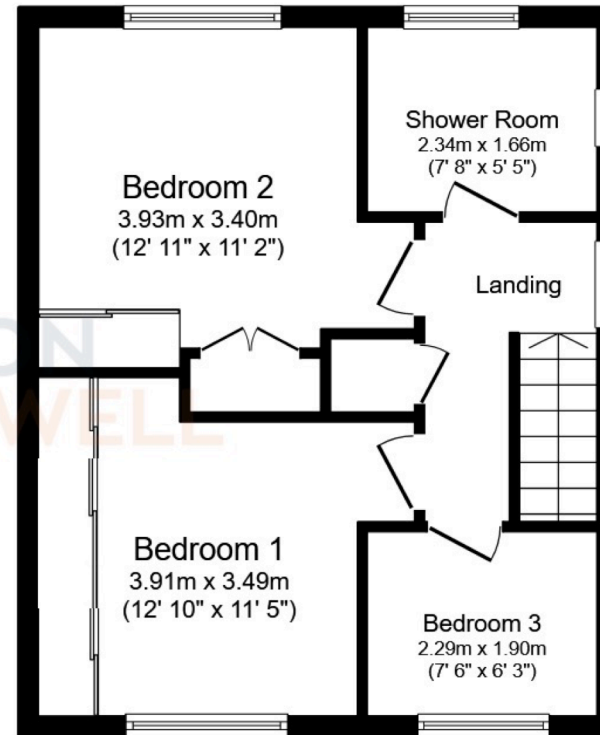






Ground Floor

Floor area 45.4 m² (489 sq.ft.)



First Floor

Floor area 40.9 m² (440 sq.ft.)

TOTAL: 86.3 m² (929 sq.ft.)

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