



Humberstone Lane, Thurmaston,  
LE4



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£325,000



## Key Features

- Three Bedrooms
- Traditional Semi Detached Home
- Set Back Position With Driveway, Carport & Garage
- Utility Room/WC Extension
- Popular Residential Location
- Gas Central Heating (Worcester Boiler)
- EPC rating D
- Freehold





**EXTENDED FAMILY HOME!** - Having been occupied by the same family since purchased in 1969, fall in love with this three bedroom semi detached home situated in a popular residential location, perfect for growing families. Benefiting from gas central heating (Worcester Boiler), day & night electric blinds to the lounge, kitchen diner and bedroom one and double glazed windows throughout, the enlarged and well proportioned accommodation includes an entrance porch and hallway, lounge, kitchen diner, side lobby and utility/WC. Upstairs you will find three bedrooms all with built in storage and a contemporary fitted shower room. The set back plot offers parking to the front leading to a useful carport, with a garage and lawned garden at the rear. An immediate viewing comes highly recommended.

### Ground Floor

Upon entry to the accommodation you step into the useful entrance porch with a further door leading through to the welcoming entrance hallway offering a useful cloaks cupboard and a staircase rising to the first floor. A door leads through to the reception room flooded with an abundance of natural light provided by a walk in bay window to the front elevation. With a feature fireplace, carpet flooring and open access through to the full width kitchen diner fitted with a range of wall mounted and base units with complementary roll edge work surfaces over, tiled splashbacks, inset 1.5 sink and drainer with mixer tap, built in oven, four ring gas hob with extraction hood, built in 'Hoover' dishwasher and space for fridge freezer. Completing the downstairs is the extended utility/WC providing additional downstairs storage space, plumbing for washing machine, low level WC and wash hand basin.

### First Floor

Moving upstairs you will find three bedrooms, two of which are comfortable doubles and features built in

wardrobes with sliding doors. The third bedroom is a practical single bedroom with ample space for a single bed as well as boasting built in storage. Completing the upstairs is the contemporary fitted shower room consisting of a shower cubicle, wash hand basin with storage beneath and WC, with complementary tiling, dual aspect glazing and a heated towel rail. The landing is presented with carpet flooring and offers access to the partly boarded loft and a built in cupboard housing the Worcester Bosch boiler.

### Outside

Situated in a popular residential part of Thurmaston and enjoying a set back position, the plot offers a driveway providing off road parking giving access to the useful carport featuring an electric door, light and power. Gated access then leads through to the larger than average garden offering a patio area adjacent to the accommodation ideal for outdoor sitting. With a lawned garden, fencing to boundaries and a variety of plants and shrubbery. There is also a detached garage measuring 4.77m x 2.69m.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion however this is to be checked by your chosen conveyancer. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to recalculate 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

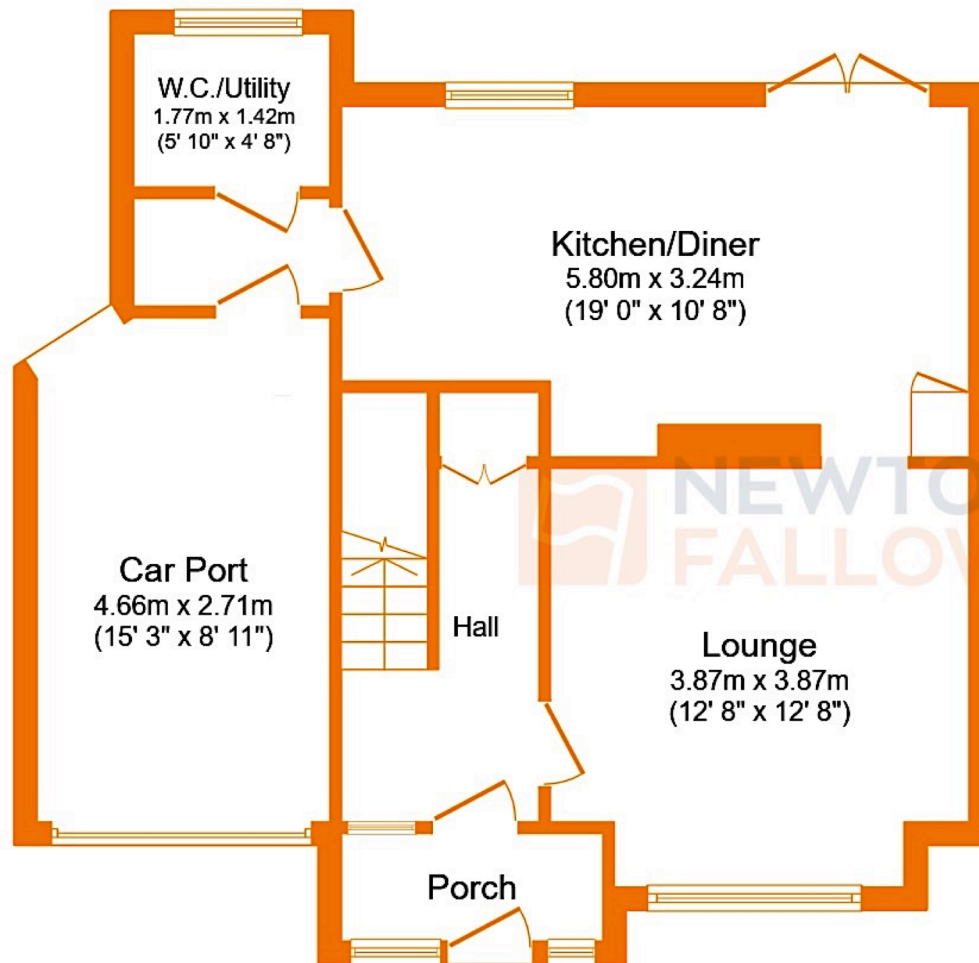
If you have a house to sell then we would love to provide you with a free no obligation valuation.



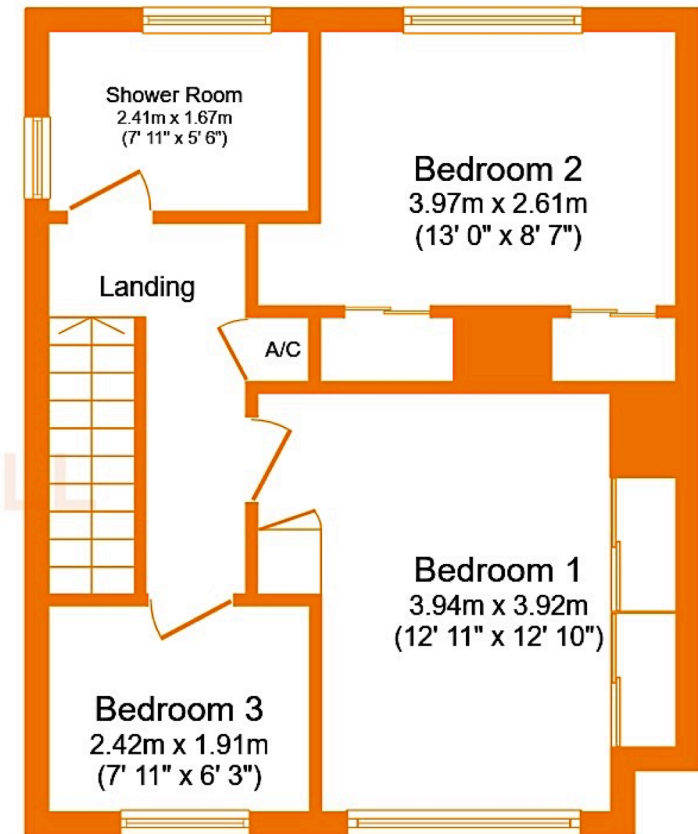








Ground Floor



First Floor

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)



