



Highway Road, Thurmaston, LE4



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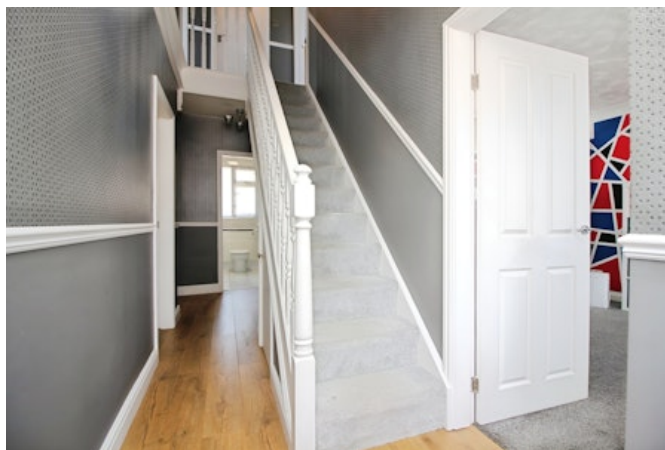
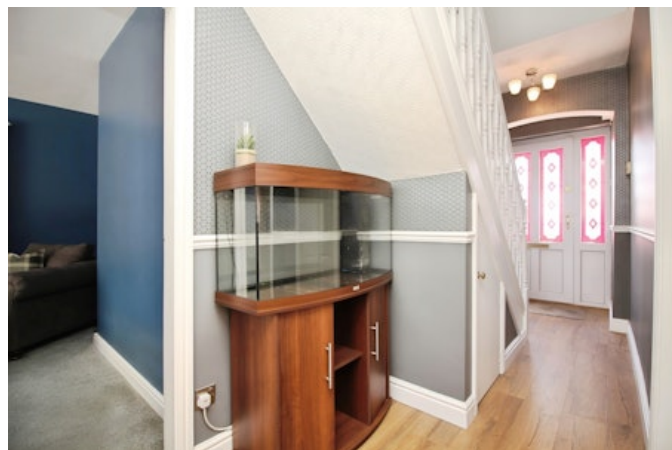
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£550,000



Key Features

- Four Double Bedrooms & One Bedroom Annexe
- Detached Dormer Bungalow
- Perfect For Extended Families or Those Who Work From Home
- Significantly Extended Home
- Larger Than Normal Plot
- Within Walking Distance to Local Schooling & Thurmaston Shopping
- EPC rating TBC
- Freehold





EXTENDED FAMILY HOME WITH ANNEXE! - Newton Fallowell are delighted to bring to the market this contemporary styled and significantly extended built four double bedroom detached dormer bungalow with the addition of a one bedroom annexe, perfect for extended families in search of a well proportioned home occupying a family friendly position within walking distance to local schooling and Thurmaston Shopping. Benefiting from gas central heating (with Zone heating) and double glazing, the current accommodation provides an entrance hallway, reception room, modern breakfast kitchen, two double bedrooms and bathroom, with a staircase rising to two further double bedrooms and WC. The annexe features an entrance hallway, lounge diner, modern breakfast kitchen and utility, with a staircase to the double bedroom with shower room and walk in robe. The larger than normal plot features a driveway for 4/5 cars with lawned gardens to the rear. An immediate viewing comes highly recommended!

Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hall offering a staircase rising to a galleried landing and doors leading to all of the main house accommodation. The reception room is presented with carpet flooring and offering French doors to the rear garden. The breakfast kitchen is fitted with a modern range of wall and base units with complementary work surfaces over and soft closing drawers. Features include an inset 1.5 sink and drainer with mixer tap, 'Hotpoint' oven, four ring hob with hood above, integrated dishwasher and space for fridge freezer. Featuring a breakfast bar, there is a separate door to the annexe and doors opening out into the rear garden. There are also two double bedrooms and a bathroom fitted with a four piece suite comprising a shower cubicle, bath, wash hand basin and WC, with

tilled surrounds.

First Floor

Stairs rise to the first floor galleried landing gives access to two double bedrooms both featuring useful storage space in the eaves and a velux window. A separate WC completes the first floor of the main house.

Self Contained Annexe

A particular selling feature of the accommodation is the annexe extension, perfect for extended families. Accessed via a separate front door into a welcoming entrance hall, with a staircase to the first floor and a door to the reception room present with two wood effect flooring, two column radiator and bi-folding doors to the rear garden. The modernised kitchen is fitted with a range of wall and base units with complementary soft closing drawers, inset 1.5 sink with countertop drainer, 'Hotpoint' oven, four ring hob with hood above and integrated dishwasher. With a breakfast bar, door to the garden and a door to the main house. A utility room provides further storage and space for appliances. Stairs rise to the first floor which boasts a double bedroom boasting a walk in wardrobe as well as access to an en-suite shower room fitted with a modern three piece suite comprising a shower cubicle, wash hand basin and WC, with complementary tiled surrounds.

Outside

Situated in a popular residential location, the plot firstly offers an in and out driveway providing off road parking for four/five cars. A particular selling feature of the accommodation is the larger than normal plot being mainly laid to lawn and oozing a private feel not overlooked from beyond. Enjoying the use of a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining, with an variety of plants, shrubbery and trees to the borders. There is also a brick store, greenhouse, shed and feature outside bar.

The rear garden is larger than normal and offers plenty of space for growing families to enjoy.

Tenure & Council Tax

We understand the property to be freehold with





vacant possession upon completion. Charnwood - Tax Band D. 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?

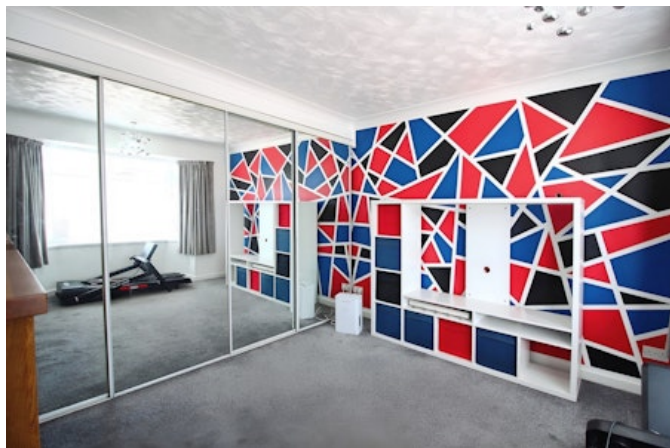
We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, 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



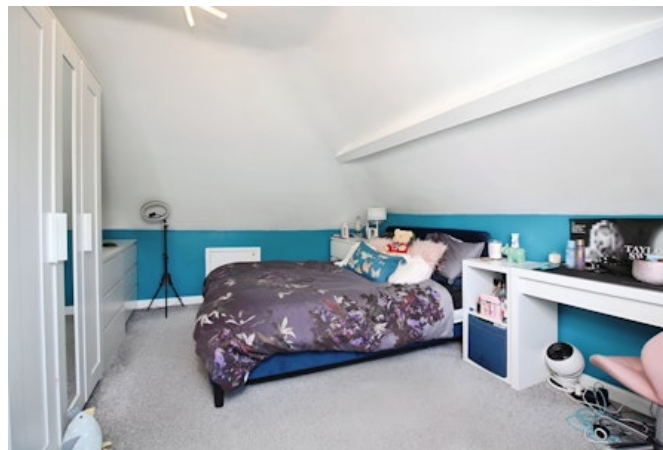
purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

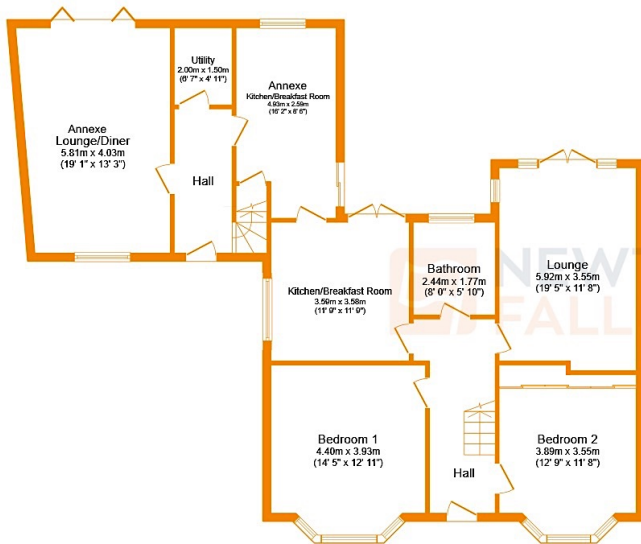
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

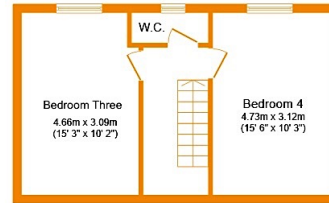
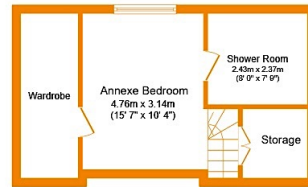
If you have a house to sell then we would love to provide you with a free no obligation valuation.







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



