



Eastfield Road, Thurmaston, LE4

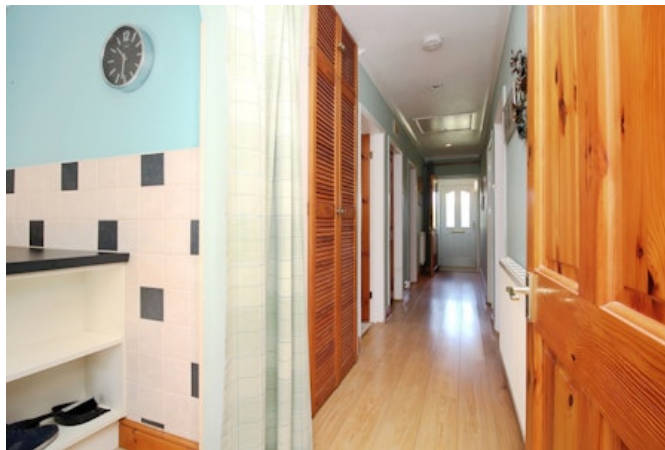


£359,950



Key Features

- Three Well Proportioned Bedrooms
- Detached Bungalow
- Potential For Extension Subject to Necessary Consent
- Larger Than Normal Plot
- Upgraded Central Heating Boiler (Fitted 2023)
- Popular & Convenient Location
- New EPC Coming Soon!
- Freehold





HUGE POTENTIAL FOR EXTENSION! - Representing a rare and exciting opportunity, this individual three bedroom detached bungalow is situated in a popular residential location within walking distance to local schooling and demands an internal inspection to be fully appreciated. Benefiting from an upgraded central heating boiler (Fitted 2023), double glazing and fully insulated loft space, the layout features an entrance porch and hallway, lounge, breakfast kitchen, utility room, three well proportioned bedrooms (two of which benefit from built in wardrobes) and a bathroom. Externally there is a driveway to the front leading to a detached garage with an electric door, with front and rear lawned gardens. Conveniently positioned for access to an array of amenities available at Thurmaston Shopping, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Porch

With a door leading through to the:

Entrance Hall

A welcoming entrance to the property giving access to all of the accommodation. With wood effect flooring, spotlighting, built in airing cupboard and access to the fully insulated loft space.

Lounge

Positioned around a feature fireplace, the reception room is presented with carpet flooring and offers sliding doors leading to the rear garden.

Breakfast Kitchen

Fitted with a range of wall and base units with

complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer, space for cooker with fitted extraction hood above, dishwasher (included) and space for two under counter appliances. Enjoying the use of a breakfast bar, there is a window to the side elevation and doors opening out into the rear garden.

Bedroom One

A double room enjoying the use of built in wardrobes, with wood effect flooring, central heating radiator and double glazed size elevation window.

Bedroom Two

A second double room enjoying the use of built in wardrobes and drawers, there is wood effect flooring, central heating radiator and a walk in half bay window with made to measure shutter blinds.

Bedroom Three

A third practical bedroom offering a double glazed window to the front elevation, with wood effect flooring and a central heating radiator.

Shower Room

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and WC, with complementary tiled surrounds. There is also a heated towel rail and double glazed side elevation window.

Utility Room

Providing useful storage and space for appliances, with a wall mounted Worcester Bosch central heating boiler fitted in 2023.

Outside

A particular selling feature of the accommodation is the set back plot offering a driveway to the front providing off road parking giving access to the detached garage measuring 4.99m x 4.73m and boasts light, power and an electric door. Gated access leads to the rear garden being mainly laid to lawn and oozing a particularly private feel. There is also low maintenance areas to both sides of the property

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?

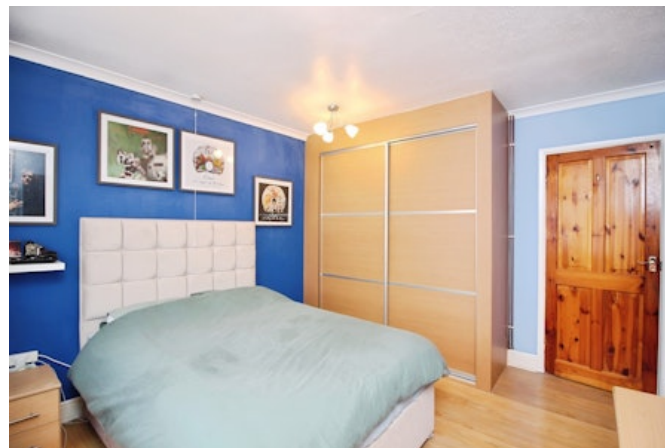
We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances,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



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Referrals

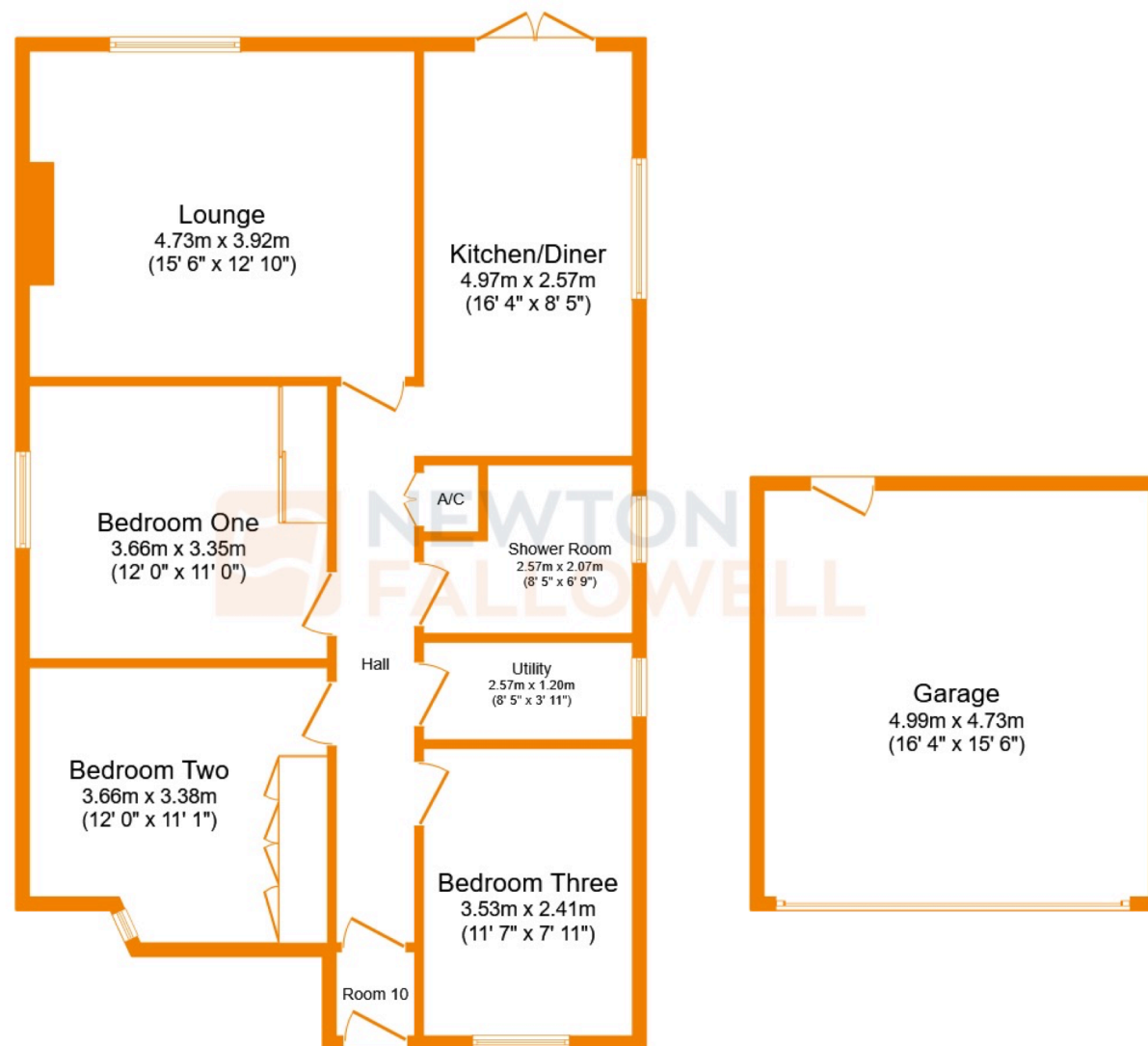
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

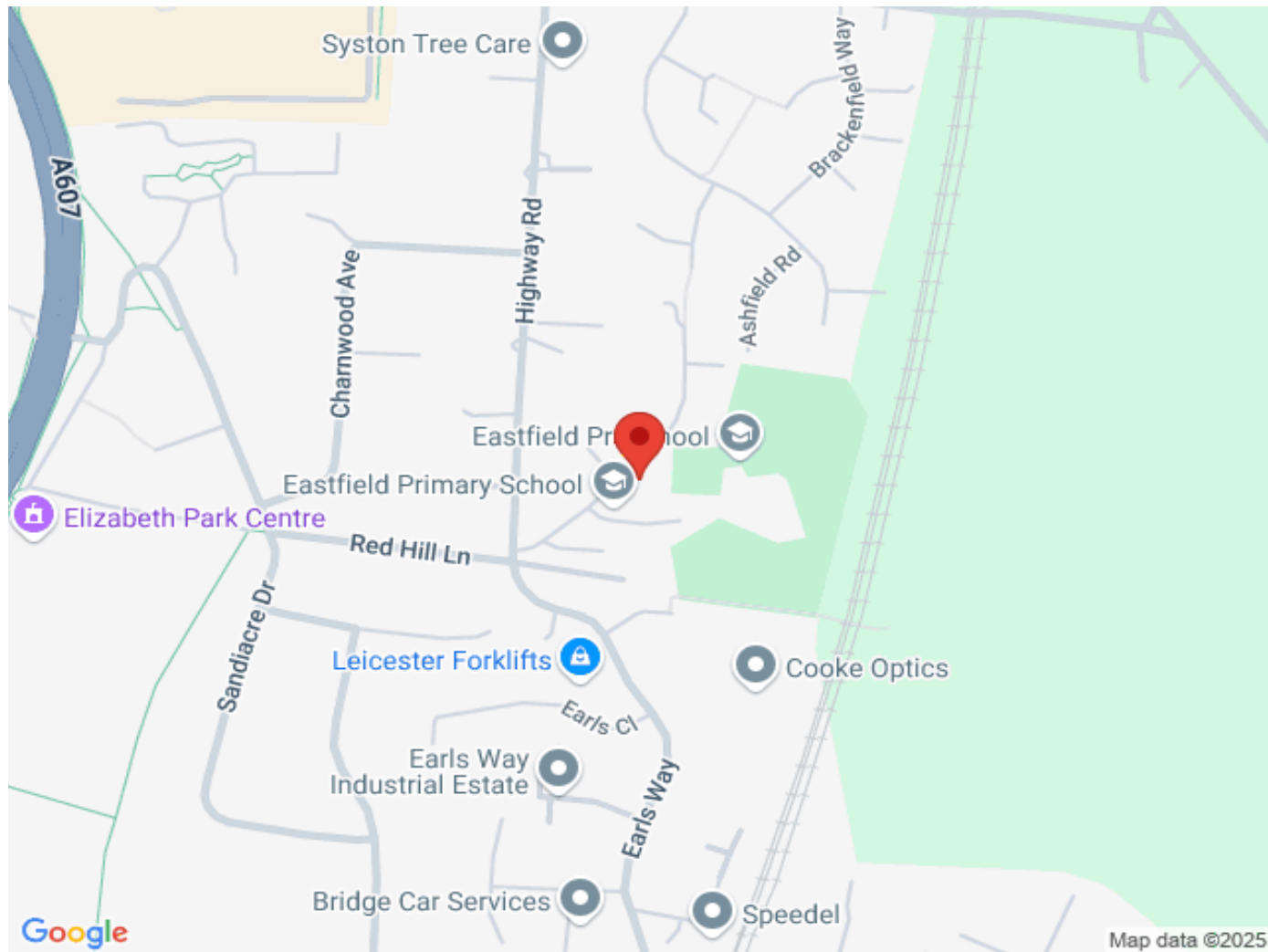






Floor Plan

Garage



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