



June Avenue, Thurmaston, LE4



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Guide price £330,000



Key Features

- Three Bedrooms
- Traditional Semi Detached Home
- Larger Than Normal Plot
- Driveway, Garage & Two Outbuildings
- Available With No Upward Chain
- Cul De Sac Location
- EPC rating TBC
- Freehold





SUBSTANTIAL PLOT! – Boasting a larger than normal garden to the rear and available with no upward chain, walk in and be surprised by this traditional three bedroom semi-detached property occupying a family friendly cul de sac location on the outskirts of Thurmaston with the potential for extension subject to necessary consent.. Benefiting from gas central heating and double glazed windows throughout, the well proportioned layout includes an entrance hallway, lounge through to the dining room, conservatory and kitchen. Upstairs you will find three bedrooms and a bathroom. The plot offers a driveway to the front with access to the garage and aforementioned larger than normal garden at the rear. Conveniently situated for access to the surrounding countryside as well as access into the City Centre and an array of amenities, an immediate viewing comes highly recommended to void disappointment.

Ground Floor

Upon entry to the accommodation you step into the entrance porch with a door leading through to the welcoming entrance hallway offering a staircase rising to the first floor and a useful cloak cupboard. The primary reception room is flooded with an abundance of natural light provided by a walk in bay window to the front elevation. Folding doors lead through to the formal dining room enjoying built in storage either side of the chimney as well as sliding doors leading through to the conservatory. The kitchen is fitted with a range of wall and base units with complementary work surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap and space for appliances. There is also a useful pantry.

First Floor

Moving upstairs the property continues in offering practical internal space, with three sizeable bedrooms to choose from, two of which are comfortable doubles

and feature built in wardrobes. Completing the first floor is the family bathroom comprising a bath with shower over, wash hand basin and WC, with partly tiled surrounds and a cupboard housing the central heating boiler. The landing also provides access to the loft space with boarding and insulation.

Outside

A particular feature of the accommodation is the larger than normal plot, firstly offering a driveway providing off road parking and giving access to the garage measuring 5.22m x 2.62m with light and power. There are also two outbuilding attached, one being a WC and the other providing useful storage. Gated access leads to a mainly laid to lawn garden with a patio area adjacent to the accommodation ideal for outdoor entertaining. With a variety of plants, shrubs and trees and greenhouse.

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 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.

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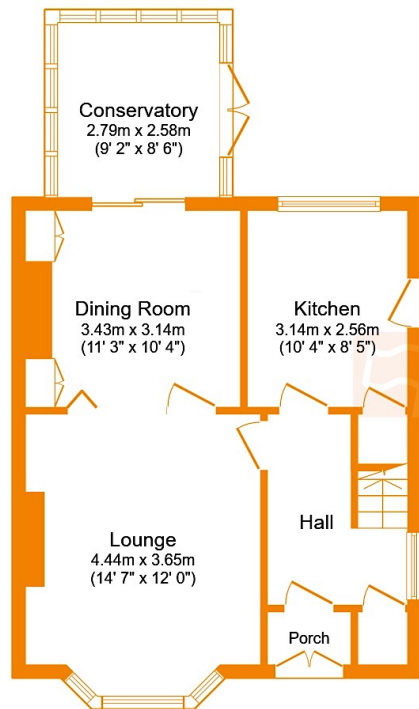
Free Property Valuations

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

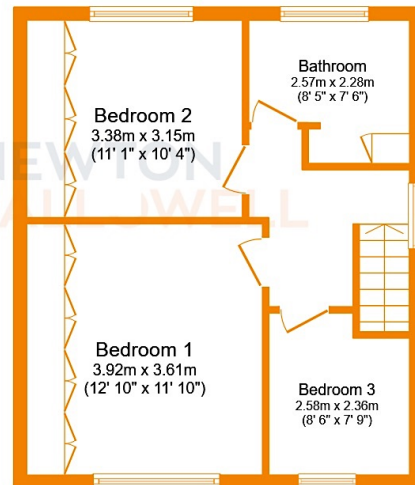




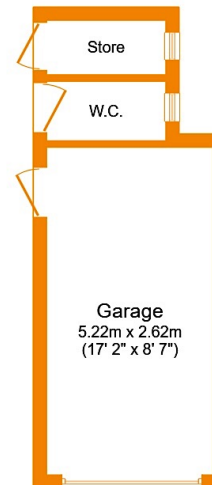




Ground Floor



First Floor



Garage

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