



Parkdale Road, Thurmaston, LE4

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Offers over £260,000



Key Features

- Three Bedrooms
- Semi Detached Family Home
- Available With No Upward Chain
- Popular Residential Location
- Driveway & Garage
- Two Reception Rooms
- EPC rating D
- Freehold





NO UPWARD CHAIN! - Boasting a driveway and garage, this three bedroom 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 gas central heating, the accommodation includes an entrance porch and hall, lounge, dining room, kitchen, first floor landing, three bedrooms and bathroom. Outside there are gardens to the front and rear. Offered with no upward chain, an immediate viewing is recommended to avoid disappointment.

Ground Floor

A door opens outwards to provide access into the useful entrance porch with a glazed door leading through to the hallway offering a staircase rising to the first floor, meter cupboard and door to the primary reception room flooded with natural light from a walk in bay window. Open access leads through to the formal dining room offering a window to the rear elevation and open access through to the kitchen fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap, cooker, wall mounted boiler and space for washing machine. With a useful pantry and rear access door.

First Floor

Moving upstairs, you'll find three well proportioned bedrooms, a storage cupboard, and access to the loft. Bedroom two features built-in wardrobes. The family bathroom completes the first floor and is fitted with a three piece suite comprising a bath, wash hand basin and WC.

Outside

Outside, the front of the property boasts a lawned garden alongside a driveway. Gates provide secure access to the particularly private rear garden, where you'll find further driveway space and a detached garage with light and power. There is also two useful outbuildings, one of which is a WC, patio area and lawn.



Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. 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





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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.

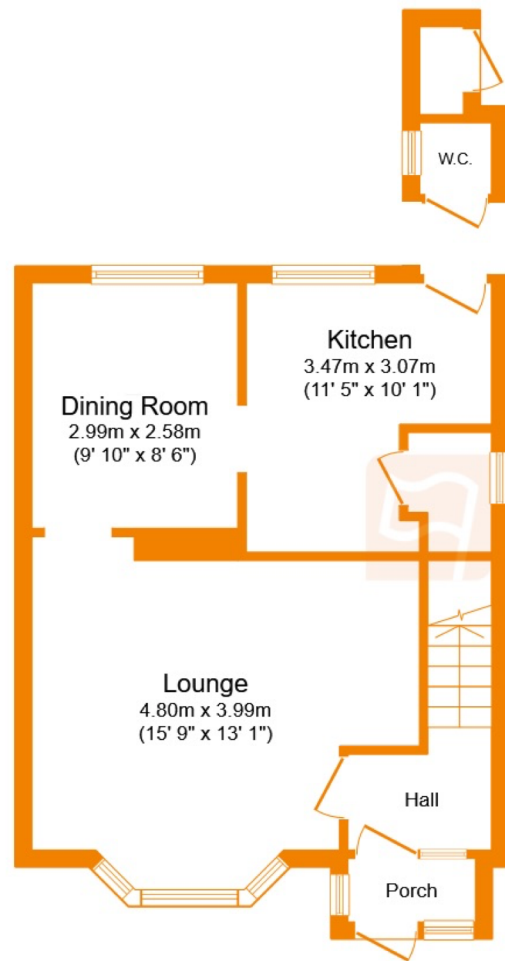
Free Property Valuations

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

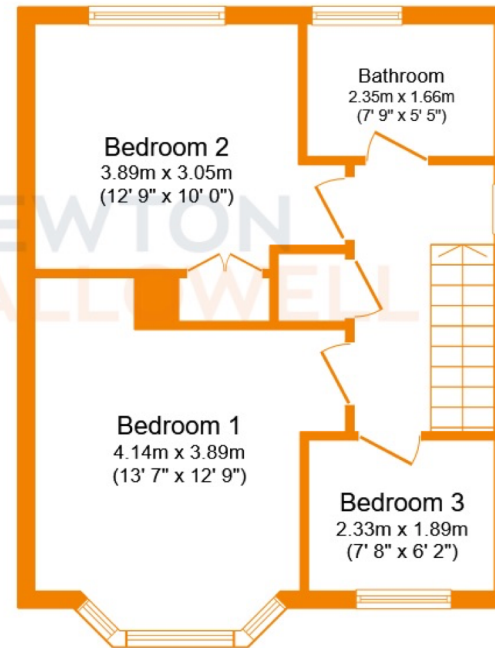




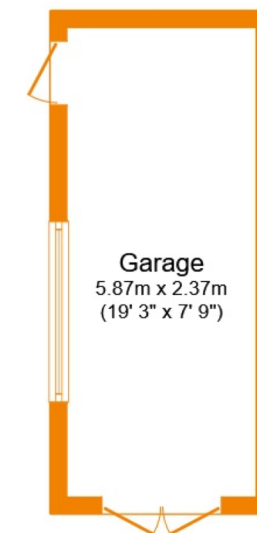




Ground Floor



First Floor



Garage

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