



Highway Road, Thurmaston, LE4



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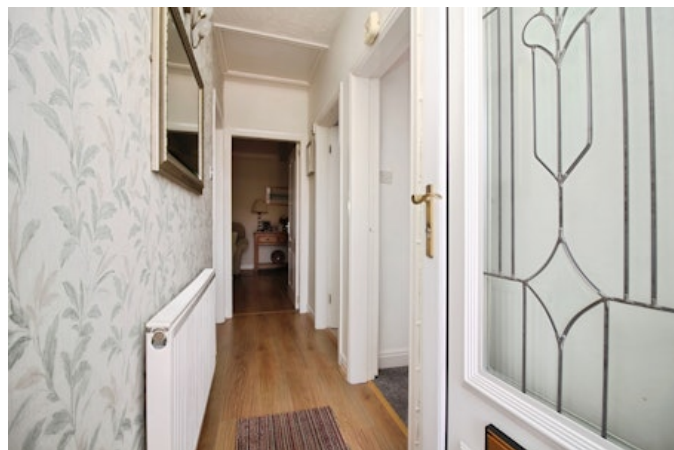


£339,950



## Key Features

- Two Double Bedrooms
- Extended Detached Bungalow
- Modern Fitted Kitchen
- Conservatory With Insulated Roof
- Within Walking Distance to Thurmaston Shopping
- Ideal For Those Looking to Downsize
- EPC rating TBC
- Freehold







Representing a rare and exciting opportunity, this characterful bay fronted two bedroom detached bungalow is situated in a popular residential location and demands an internal inspection to truly appreciate the size and condition of the home on offer. Benefiting from gas central heating and double glazing, the well proportioned layout features an entrance hallway, lounge diner, modern kitchen, conservatory, two double bedrooms and a bathroom fitted with a four piece suite. Externally there is a driveway to the front, with a particularly private garden at the rear. Conveniently positioned for access to an array of amenities available at Thurmaston Shopping, an early viewing is strongly recommended to avoid disappointment.

### Ground Floor

Upon entering the bungalow, you are welcomed into an entrance hall, featuring a hatch to the loft space and providing access to some of the rooms within the property. The full-width reception room offers space for both formal dining and relaxed seating, complete with a feature electric fireplace and carpeted flooring. Double doors lead into the conservatory extension, an excellent addition to the home, flooded with natural light, benefiting from an insulated roof and French doors that open directly onto the rear garden. The kitchen is fitted with a modern range of wall and base units, complemented by work surfaces and brick-effect tiling. It includes a sink and drainer with mixer tap, space for a cooker with fitted hood, and additional space for three further appliances. Two double bedrooms are located at the front of the bungalow, both enhanced by charming bay windows that add character and natural light. Completing the layout is a bathroom, fitted with a modern four-piece suite.

### Outside

A key selling feature of this property is the plot it occupies. To the front, a paved driveway provides convenient off-road parking. Gated side access leads

to the rear garden, which is predominantly laid to lawn and includes a raised patio area directly adjacent to the property, perfect for outdoor seating and entertaining. An outdoor tap is also available for added convenience.

### 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.

### 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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to









compensate for its role in the provision of these checks."

### 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

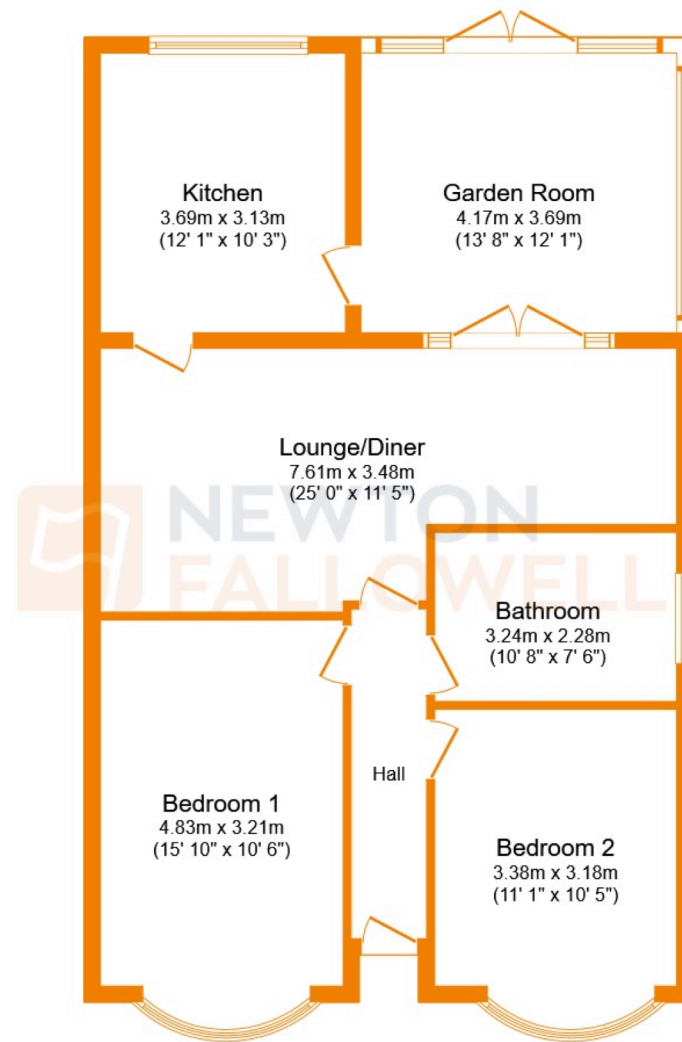
If you have a house to sell then we would love to provide you with a free no obligation valuation.











Floor Plan

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)



