



Parkdale Road, Thurmaston, LE4



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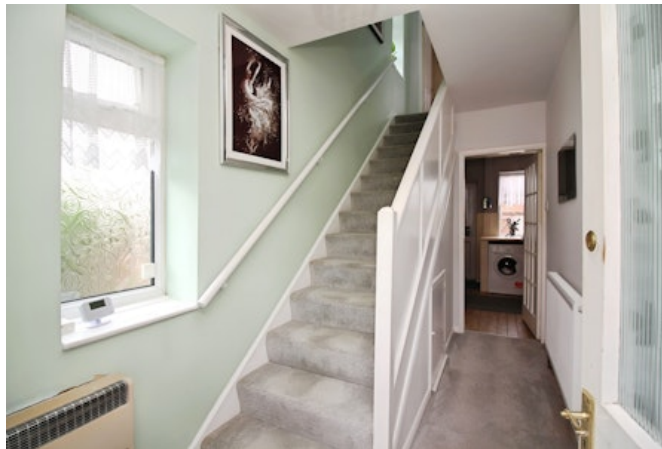
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£290,000



Key Features

- Three Bedroom Semi Detached Home
- Larger Than Normal Corner Plot
- Potential For Extension Subject to Necessary Consent
- Driveway & Garage
- Popular Residential Location
- Perfect For Growing Families
- EPC rating TBC
- Freehold





Set on a larger-than-average corner plot with potential for extension (subject to the necessary consents), this traditional three-bedroom, bay-fronted semi-detached home presents an excellent opportunity for growing families. The property benefits from a newly replaced central heating boiler, installed in May 2025. The well-proportioned internal layout includes an entrance porch and hallway, two reception rooms, a conservatory, and a kitchen on the ground floor. Upstairs, there are three bedrooms and a shower room. Externally, the plot offers gardens to the front, side, and rear, along with two useful outbuildings, a driveway, and a single garage. Situated in a popular residential area within walking distance of local amenities, early viewing is highly recommended to appreciate the space and potential this home has to offer.

Ground Floor

Upon entering the property, you are welcomed into a porch, with a door leading through to the entrance hallway, which features a staircase rising to the first floor. From here, there is access to the front reception room, which benefits from an abundance of natural light via a walk-in bay window. The second reception room, ideal for formal dining, provides access to the conservatory through patio doors. The conservatory is presented with tiled flooring and features dual-aspect glazing along with doors opening onto the rear garden, creating a pleasant connection between indoor and outdoor spaces. Completing the ground floor is the kitchen, fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Additional features include a sink and drainer with mixer tap, space for a cooker with a fitted hood above, and further space for freestanding appliances.

First Floor

Moving upstairs you will find three bedrooms, two of which are comfortable doubles. The main bedroom

benefits from having built in wardrobes and features a characterful walk in bay window to the front elevation. Completing the first floor is the shower room fitted with a three piece suite comprising a shower cubicle, wash hand basin and WC, with complementary tiling. There is also access to the insulated loft via the landing as well as a airing cupboard housing the central heating boiler (Fitted May 2025).

Outside

Positioned in a popular residential area, the property occupies a generously sized plot with gardens to the front, side, and rear, featuring a variety of established plants and shrubs. A driveway at the rear provides off-road parking and leads to a single garage measuring approximately 4.81m x 2.54m. Additionally, there is an outside tap and access to two useful outbuildings offering further storage space.

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?

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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

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Referrals

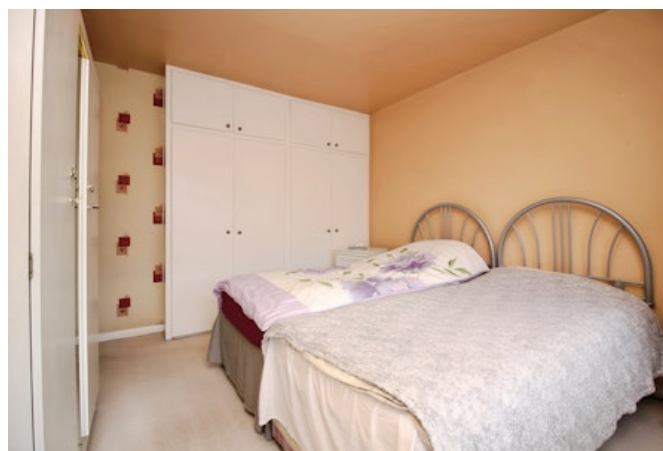
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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



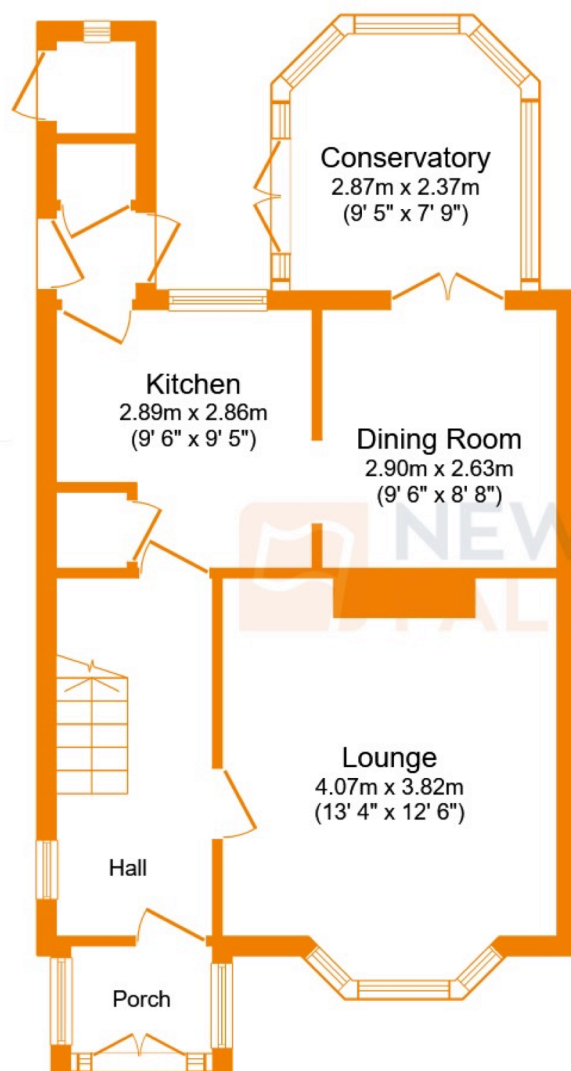
require more information regarding our referral programmes, please ask at our office.

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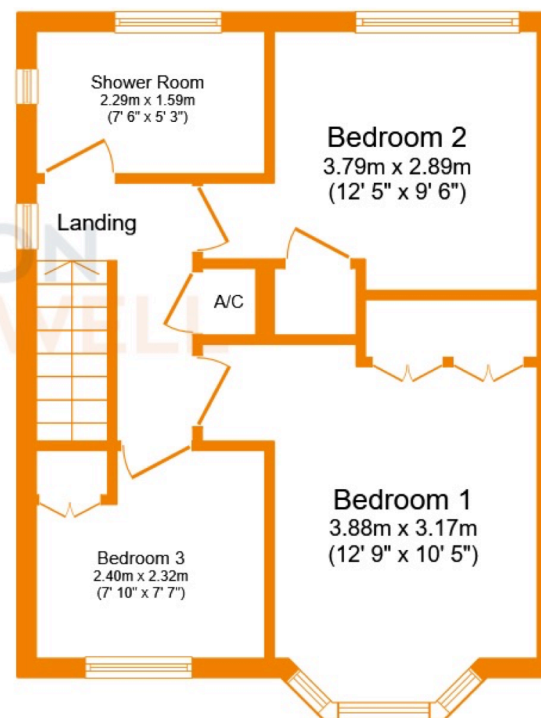
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

