



Coppice Court, Thurmaston, LE4



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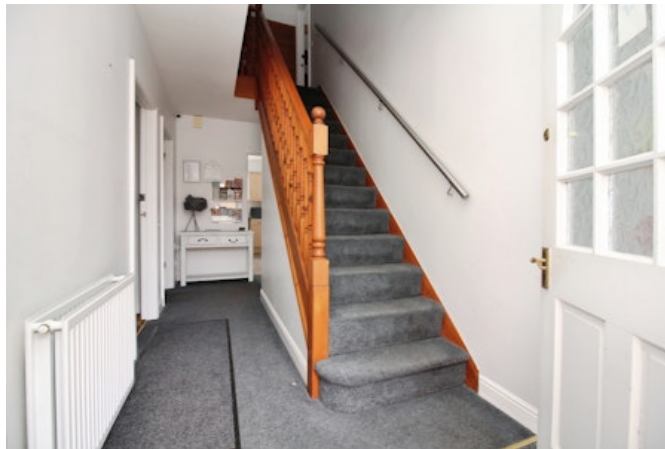


Offers over £325,000



## Key Features

- Four Double Bedrooms (Two With En-suites)
- Detached Family Home
- Tucked Away Cul De Sac Location
- Available With No Upward Chain
- Off Road Parking For Multiple Vehicles & Integral Garage
- Two Reception Rooms & Kitchen Diner
- EPC rating TBC







**EXCITING & RARE OPPORTUNITY!** - Occupying a larger than normal plot on the outskirts of Thurmaston, with a driveway for multiple cars and integral single garage, walk in and be surprised by this detached dormer bungalow perfect for growing families in search of a well proportioned home. The gas centrally heated and double glazed accommodation includes an entrance hallway, two reception rooms, kitchen diner, two double bedrooms and shower room. Upstairs you will find two further double bedrooms, both with en-suites. Tucked away in a peaceful cul-de-sac position, this home provides a rare opportunity for those in search of a substantial residence and therefore an immediate viewing comes highly recommends.

### Ground Floor

Upon entering the home, you are welcomed into a entrance hallway that provides access to all ground floor rooms, including two separate and versatile reception areas, ideal for both formal and informal living.

The kitchen is well-equipped with a range of wall and base units, complemented by work surfaces. Key features include an inset 1.5 bowl sink with drainer, space for a range cooker with a fitted extractor hood, a built-in dishwasher, and additional space for other appliances.

Two double bedrooms and a modern shower room complete the ground floor accommodation, offering both comfort and practicality.

### First Floor

Upstairs, you'll find two double bedrooms, each benefiting from its own private en-suite, perfect for guests or family members seeking added comfort and convenience. The landing also features a built-in storage cupboard, providing practical additional space.

### Outside

Occupying a peaceful tucked away position, the plot firstly offers a driveway to the front providing off road parking for multiple cars with access to an integral garage with light and power. To the rear is a garden featuring a raised paved area adjacent to the accommodation perfect for outdoor entertaining.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood. 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

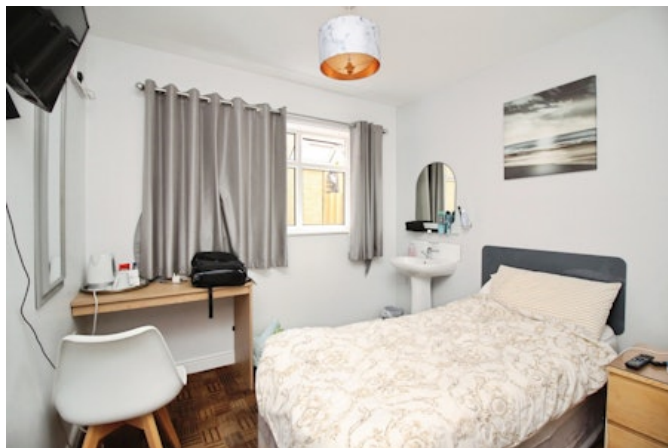
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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 firm's 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

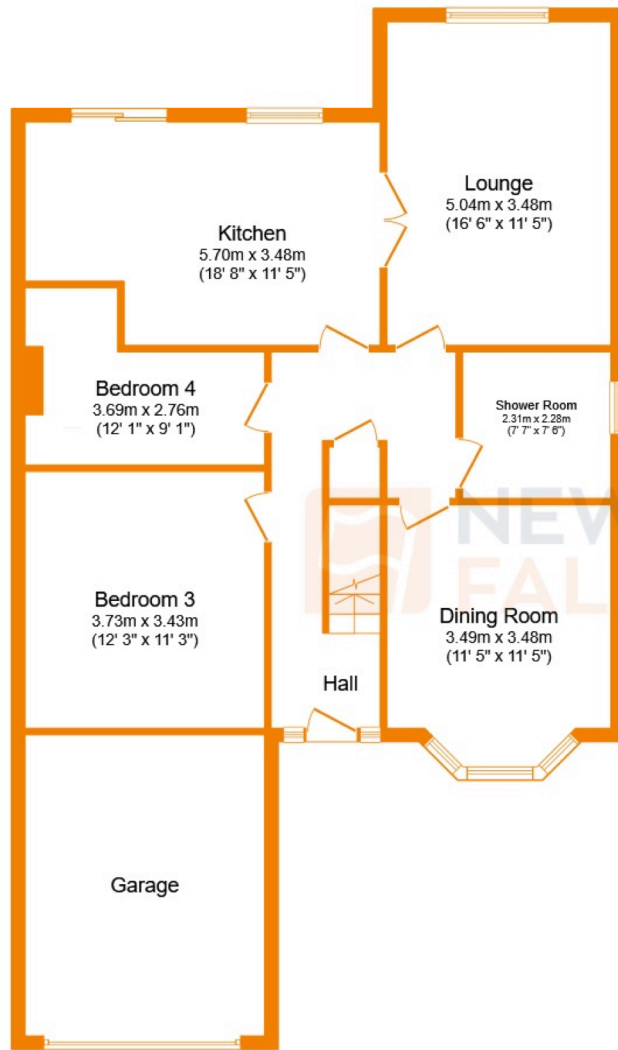
If you have a house to sell then we would love to provide you with a free no obligation valuation.



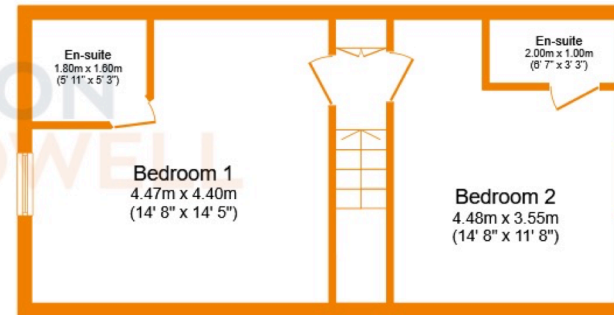








Ground Floor



First Floor

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)



