



Lodge Close, Thurmaston, LE4





£375,000

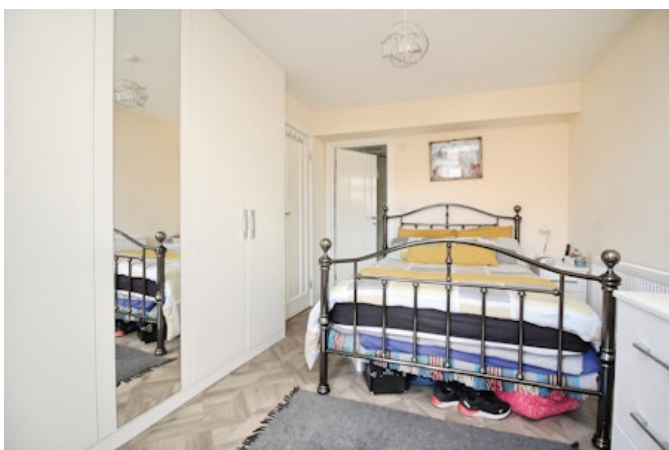


## Key Features

- Three Bedrooms (Master With En-suite)
- Detached Bungalow
- 33ft Carport & Single Garage
- Modernised Kitchen
- Cul De Sac Position
- Popular Residential Location
- EPC rating C
- Freehold







**DESIRABLE TUCKED AWAY POSITION!** - Situated in a popular residential location, fall in love with this well proportioned and extended three bedroomed detached bungalow perfect for those in search of single storey living. Benefiting from gas central heating and double glazing, the accommodation includes an entrance porch, lounge, modernised kitchen, inner hall, three bedrooms all with built in wardrobes (master with en-suite) and a separate shower room. Occupying a tucked away desirable position on the fringes of Thurmaston, the plot features a driveway providing off-road parking with access to a carport and garage, with a garden to the rear.

### Welcome to your new home

Upon entering the home, you are welcomed into a spacious entrance lobby, which leads through to the main reception room. This inviting space features wood-effect flooring and enjoys plenty of natural light thanks to dual-aspect glazing.

The kitchen has been re-fitted with a modern range of wall and base units, complemented by sleek work surfaces. Integrated appliances include a built-in oven, hob with extractor hood, dishwasher, and a 1.5 bowl sink and drainer. The central heating boiler is also neatly housed here.

An inner hallway provides access to three well-proportioned bedrooms, all of which benefit from built-in wardrobes. The master bedroom further boasts a contemporary en-suite shower room with a modern three-piece suite.

Completing the internal accommodation is a separate shower room, also fitted with a stylish three-piece suite.

### Outside

The plot offers a low maintenance frontage providing off road parking. Gates open to provide access to a carport which in turn leads to a single garage

measuring 5.17m x 2.50m. The rear garden oozes a particularly private feel and features a patio area adjacent to the home ideal for outdoor sitting and entertaining. There is also an area of lawn and fencing to boundaries.

### Location

Lodge Close is set within a quiet, established residential area in Thurmaston, offering easy access to local shops, schools, and parks. Nearby Thurmaston Shopping Centre and Watermead Country Park provide both convenience and leisure. Excellent transport links via the A46 and nearby bus routes make commuting into Leicester and beyond straightforward, making this a popular location for families and professionals alike.

### 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.

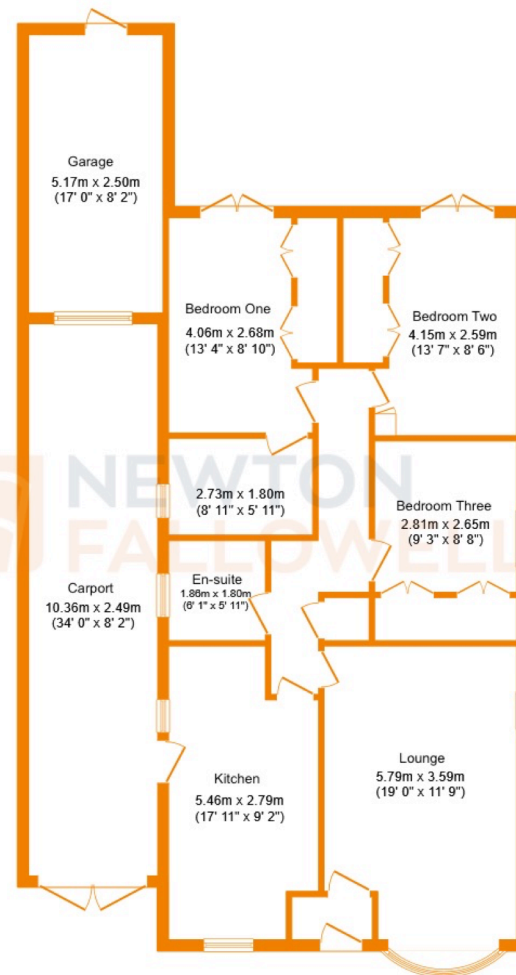
### Free Property Valuations

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)



