



Humberstone Lane, Thurmaston,
LE4



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£290,000



Key Features

- Two Bedrooms
- Detached Bungalow
- Parking For Multiple Cars & Garage
- Available With No Upward Chain
- Amazing Potential For Modernisation & Extension
- Popular Residential Location
- EPC rating U
- Freehold





Offered to the market with no upward chain, this enlarged two bedroomed detached bungalow offers superb potential for improvement perfect for someone looking to put their own stamp on a property. This gas centrally heated home includes an entrance porch and hall, lounge open with dining area, kitchen with pantry, two bedrooms and bathroom. Outside there is a driveway to the front providing off street parking for multiple cars leading to an integral garage, with a lawned garden to the rear. Providing excellent potential to extend further or convert the loft space subject to necessary consent, an immediate viewing comes highly recommended to avoid disappointment.

Location

Humberstone Lane is ideally located in the sought-after area of Thurmaston, just a short distance from Leicester city centre. The area offers a great mix of convenience and community, with excellent access to local shops, supermarkets, schools, and the popular Thurmaston Shopping Park. For outdoor lovers, Watermead Country Park is nearby, offering beautiful walks and green open space. Transport links are strong, with easy access to the A607, A46, and regular bus routes, making commuting simple. The area also benefits from high-speed broadband, ideal for home working or streaming. Humberstone Lane is a well-connected and family-friendly location, perfect for a wide range of buyers.

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

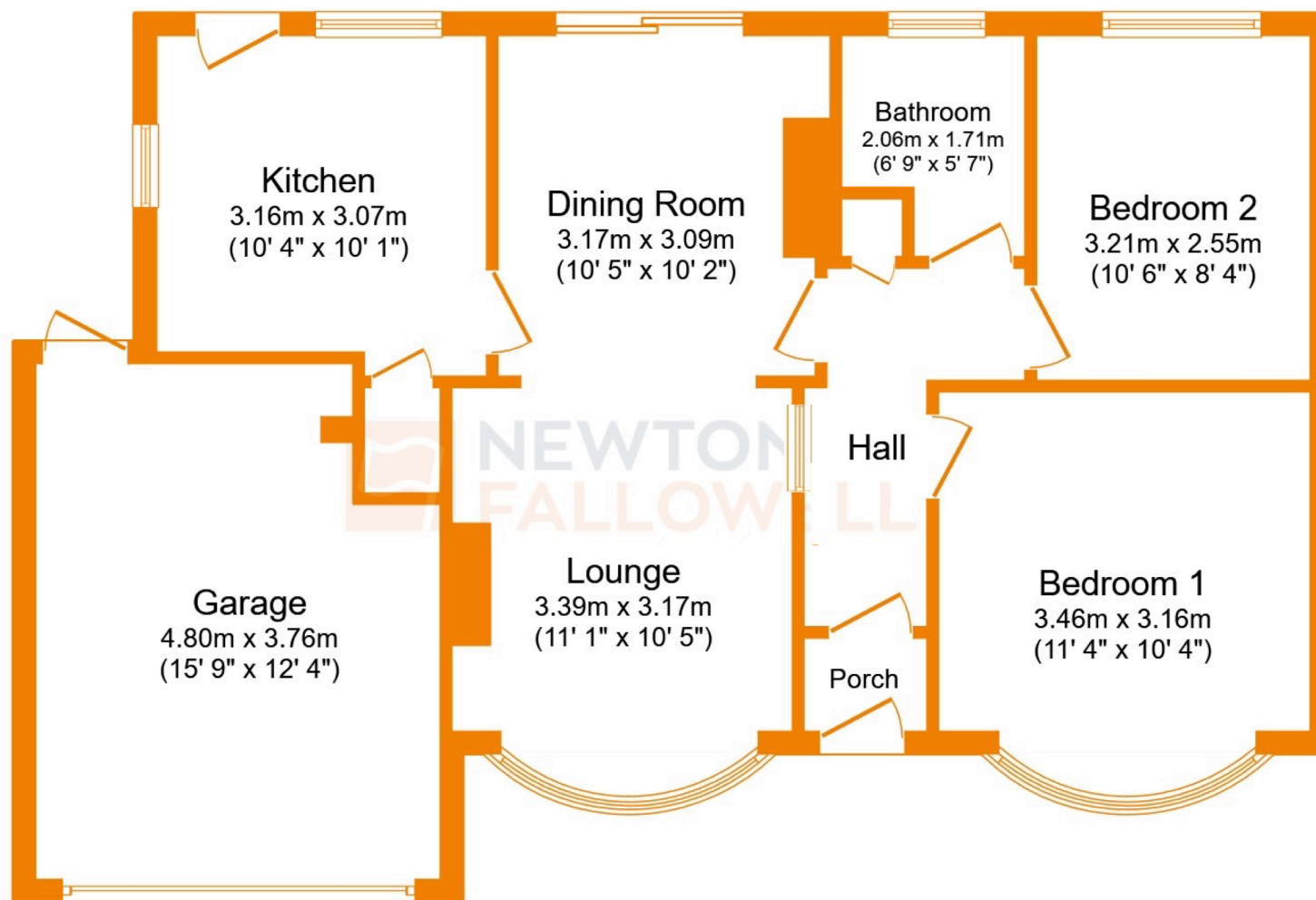
Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first 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



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

