



Melton Road, Thurmaston, LE4



£220,000

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### Key Features

- Two well proportioned bedrooms
- Traditional mid terrace house
- Off road parking to the rear
- Extended modern kitchen with vaulted ceiling
- Ideal first home or buy to let investment
- Heart of Thurcaston, close to local bus routes and major road links
- EPC rating C
- Freehold





**DREAM FIRST BUY!** - Boasting off road parking to the rear, this much improved two bedrooned traditional terrace situated in the heart of Thurmaston village. Benefiting from gas central heating, upgraded roof (2019) and re-placed UPVC double glazing, the layout includes two reception rooms and an extended modern kitchen with a vaulted ceiling and velux windows. Upstairs you will find two well proportioned bedrooms and a contemporary bathroom. The plot also enjoys a lawned garden to the rear. Situated within walking distance to local amenities and Watermead Country Park as well as being conveniently located for access to major road links, an internal inspection is essential to fully appreciate the finish and size of the terrace on offer.

### Welcome to your new home

Upon entering the property, an upgraded composite door opens into the main reception room, a warm and inviting space ideal for everyday living. This room benefits from a front-facing window, a meter cupboard, and access through to the second reception room, which is perfectly suited for formal dining.

The second reception room features a discreetly concealed staircase leading to the first floor, a useful storage cupboard, and a rear-facing window allowing for plenty of natural light.

A particular highlight of the home is the extended kitchen, which is fitted with a modern range of wall and base units complemented by roll-edge work surfaces. The kitchen is equipped with an inset sink and drainer, a double Hotpoint oven, a four-ring gas hob with extractor hood, and space for additional appliances. Further features include tiled flooring, a contemporary column radiator, and spotlighting throughout.

A door from the kitchen provides access to a covered side courtyard.

### Moving upstairs

Ascending to the first floor, a carpeted landing provides access to two well-proportioned double bedrooms. The bathroom is fitted with a modern white three-piece suite comprising a panelled bath with shower over and glass side screen, pedestal wash hand basin, and low-level WC. Additional features include tiled flooring and an obscure rear-facing window providing natural light while maintaining privacy.

### Outside

Externally, the property benefits from a small foregarden, while shared access to the end of the terrace leads to a rear parking space. Beyond the paved driveway, there is a mainly lawned garden, offering an ideal outdoor space for relaxing and entertaining. The garden is further complemented by a useful timber shed.

### Location

The property is situated in the popular village of Thurmaston conveniently located to the north of Leicester providing access to nearby towns of Loughborough and Melton. Thurmaston offers good local amenities including shopping precinct, church and schools.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band A. 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

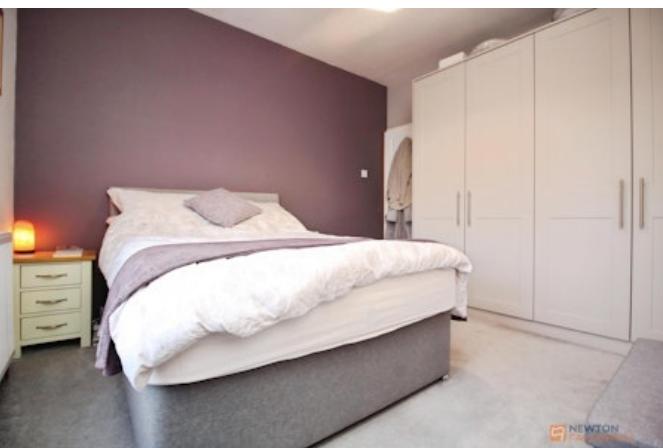
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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

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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



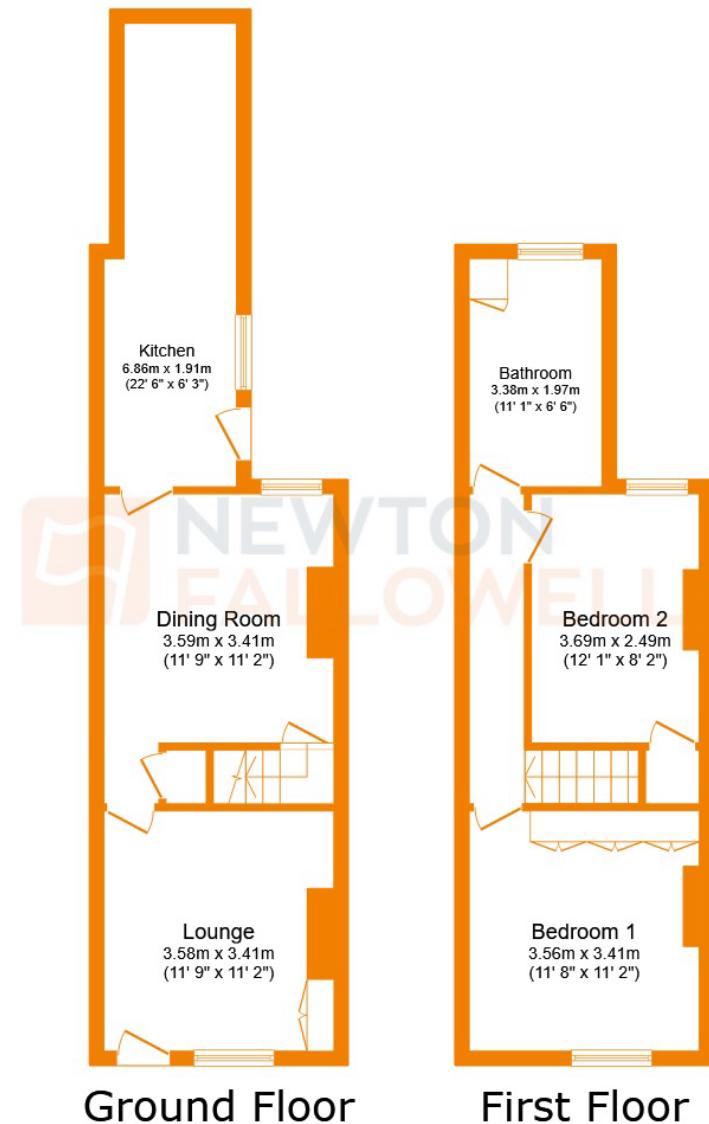
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## Free Property Valuations

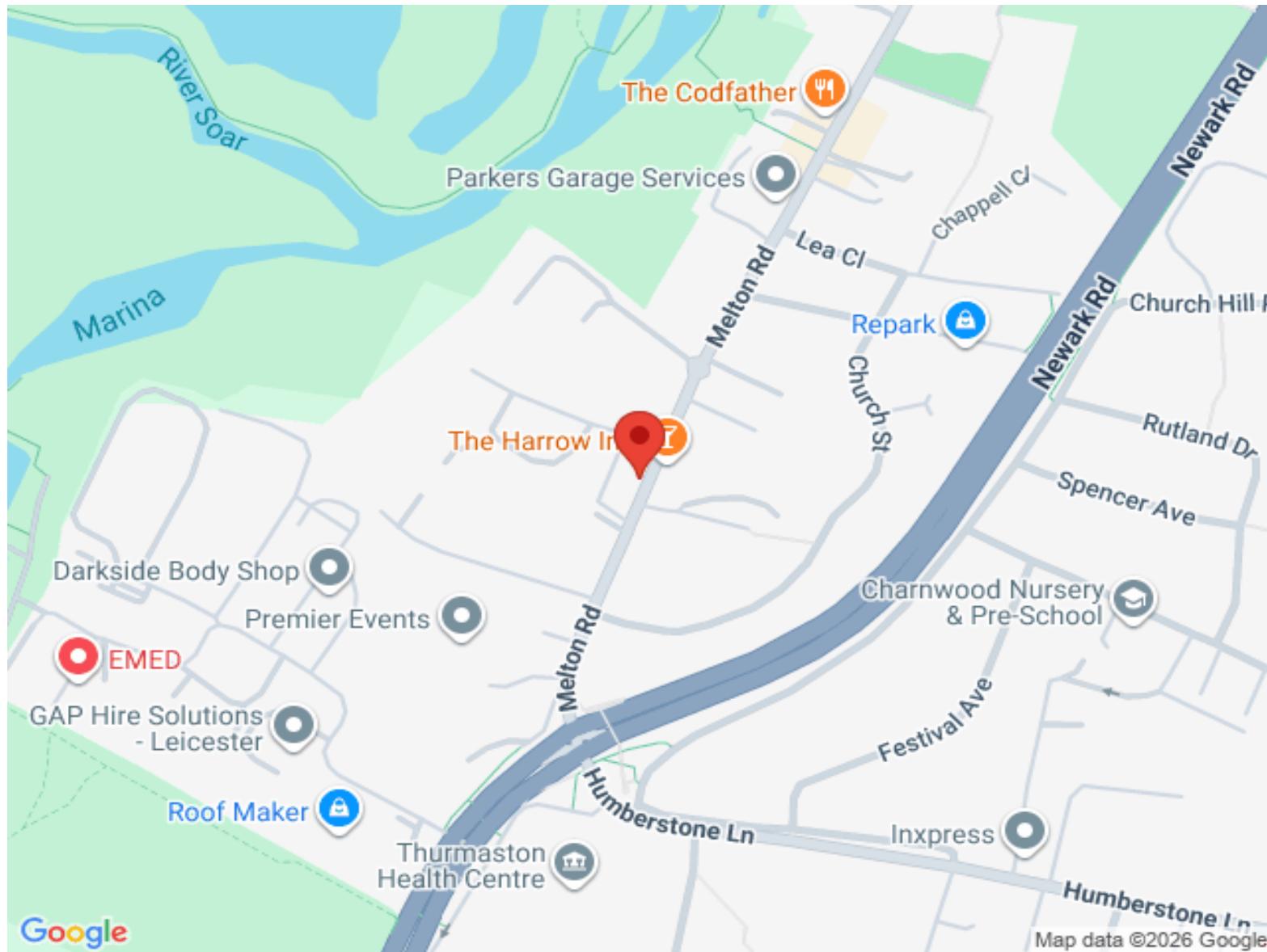
If you have a house to sell then we would love to provide you with a free no obligation valuation.







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0116 366 5666

lfe@newtonfallowell.co.uk