



Northdown Drive, Thurmaston, LE4



£280,000

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## Key Features

- Two double bedrooms
- Traditional semi detached bungalow
- Cul de sac position in a popular location
- Available with no upward chain
- Larger than normal rear garden
- Perfect for those in search of single storey living
- EPC rating D
- Freehold





**NO UPWARD CHAIN!** - Set within a popular residential location, this two bed roomed semi-detached bungalow offers well proportioned accommodation, perfect for someone looking for single storey living. Benefiting from gas central heating, the neutrally decorated layout includes an entrance hall, lounge, sun room, breakfast kitchen, two double bedrooms and shower room. Outside there is a driveway to the front providing off street parking, with a south facing garden at the rear. Providing excellent potential for extension, an immediate viewing comes highly recommended to avoid disappointment.

### Welcome to your new home

Upon entry, the welcoming entrance hall offers a practical introduction to the home, leading through to a bright living room positioned around a feature fireplace. Glazed doors flows seamlessly into a sun room. This versatile additional space is perfect for relaxing, reading, or enjoying year-round views of the garden.

At the heart of the property is a modern fitted kitchen/diner, designed with ample storage, contemporary work surfaces, and space for dining, making it ideal for both everyday living and entertaining.

The property features two well-proportioned bedrooms, each presented with neutral decor, along with a modern shower room fitted with a three piece suite comprising a shower, wash basin and WC.

### Outside

The plot offers a driveway to the front providing off road parking. Gated access to the side leads to the mainly laid to lawn rear garden enjoying a southerly aspect. With a patio area adjacent to the home perfect for outdoor sitting and entertaining.

### Location

The bungalow is situated within this popular and conveniently located residential suburb to the north of Leicester City Centre.



The area benefits from a range of nearby local shopping and schooling facilities, including Thurmaston Shopping Centre and the open green spaces of Watermead Country Park.

Excellent transport links are available, with easy access to the A46 Western Bypass/Fosseway and the M1 motorway at Junctions 21A (southbound) and 22 (northbound). The location also offers convenient connections to Nottingham, Newark, Melton Mowbray, and East Midlands Airport at Castle Donington.

### 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

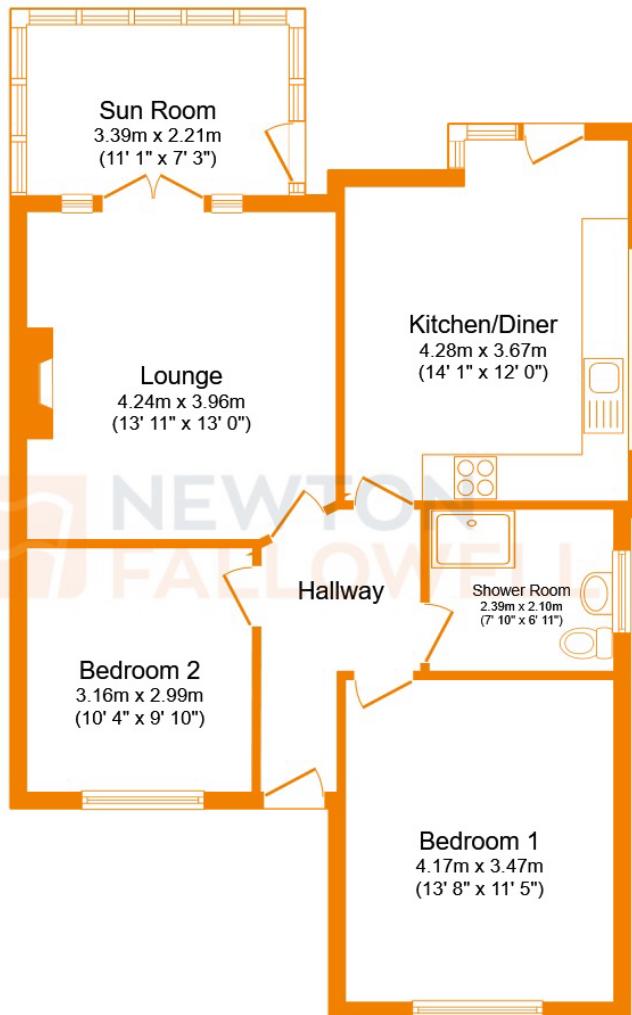
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

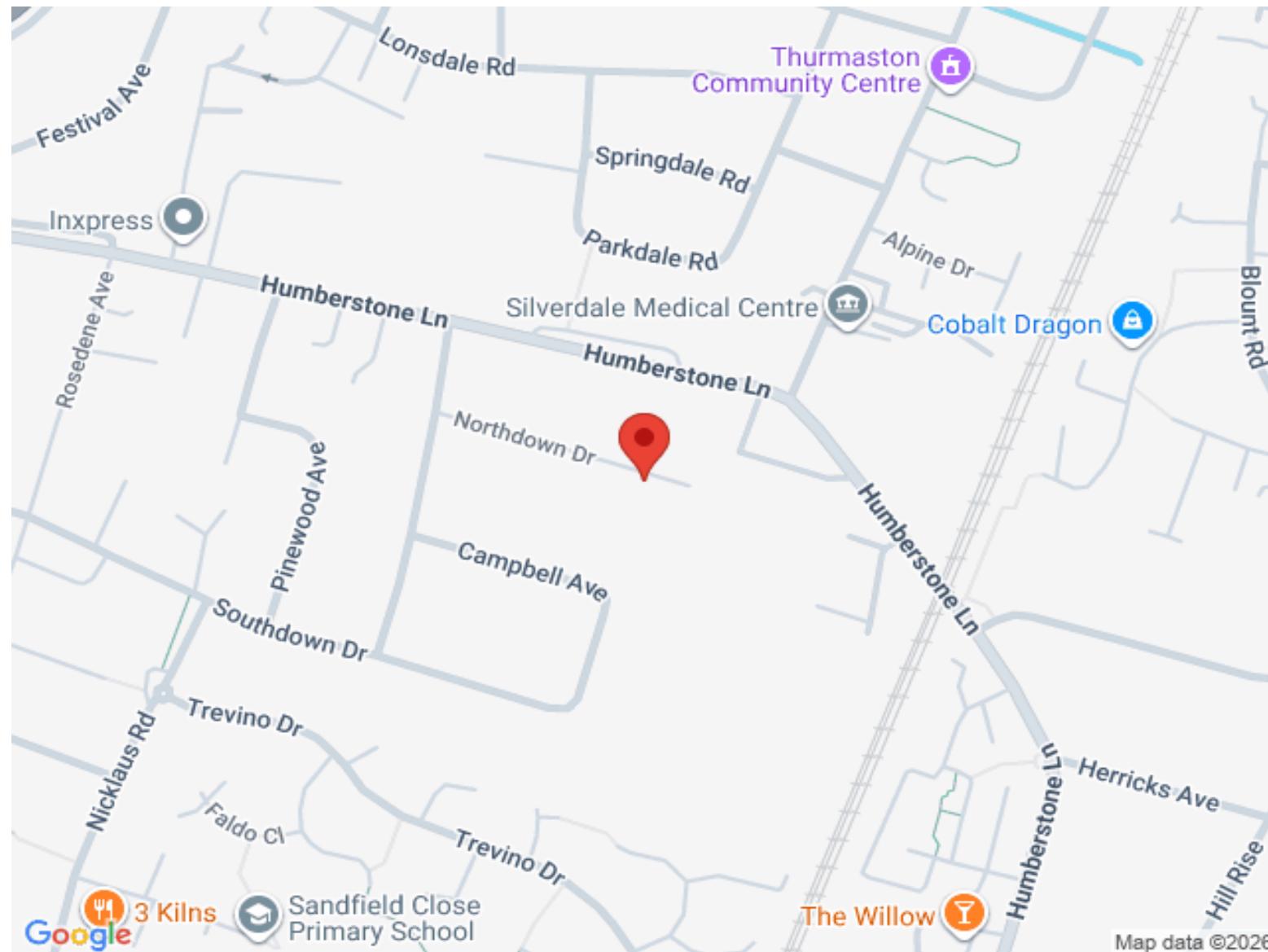






Floor Plan

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)



 **NEWTONFALLOWELL**

0116 366 5666

lfe@newtonfallowell.co.uk