



- TWO BEDROOM BUNGALOW
- COMMUNAL OFF ROAD PARKING
- HIGHLY REGARDED VILLAGE

- OVER 60'S DEVELOPMENT
- SOCIAL FUNCTION ROOM
- COUNCIL TAX BAND - C

Price guide £158,000



This great opportunity to purchase this very well presented two bedroom Bungalow purposefully built for those over 60. This lovely property is part of a small development of likewise homes that enjoys a picturesque view to the rear and in brief benefits from an Entrance Hall, Living Room, Kitchen, Two Bedrooms and a Shower Room. To the outside there are communal gardens as well as communal off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

With a door to:

LIVING ROOM

14'4 - 8'1 x 12'9 - 8'10 (4.37m - 2.46m x 3.89m - 2.69m)

Benefiting from a window to the front aspect, radiator, power points, TV point, feature fire surround and doors to:

KITCHEN

11'6 x 7'6 (3.51m x 2.29m)

There are a range of wall and base units with work surfaces, sink with mixer tap and drainer, window to the front aspect, plumbing for a washing machine, power points and a Pantry.

INNER HALL

There are doors that lead to:

BEDROOM

12'5 x 9'8 (3.78m x 2.95m)

Benefiting from a bay window to the rear aspect, radiator, power point and fitted double wardrobes.

BEDROOM

10'7 x 5'11 (3.23m x 1.80m)

With patio doors to the rear aspect, radiator and power points.

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Radiator, Extractor and Airing cupboard.

GARDENS

There are beautifully kept communal gardens with a great variety of shrubs, plants, flowers and trees with a private seating area to enjoy the full views of the garden. There are a number of other seating areas also.

PARKING

There is communal off road parking.

LEASEHOLD INFORMATION

We understand that the property is leasehold and that a 125 year lease was granted in 1993. Service charges are approximately 217GBP per month and include maintenance of the fabric of the building including windows and gas boiler as well as maintenance of the communal gardens.





WALLIS CLOSE

The property, although, located in a village offers ease of access to the industry centres within the region, and a short driving distance away from some of Leicestershire's best known beauty spots within the National Forest.

Contained within the development is also a communal lounge for residence use, fully warden assisted with panic pull cords in each room with emergency call out twenty four hours a day.

THURCASTON VILLAGE

Thurcaston village offers a host of local amenities and is positioned within close proximity to Charnwood Forest, allowing easy access to Bradgate Park, Cropston reservoir and all of the local areas well thought of eateries, pubs and walks. Schooling options include a village primary school, and there are a host of secondary options including the Loughborough Endowed schools, Leicester Grammar and The Dixie all within a sensible commute. Thurcaston also offers excellent road and rail networks via easy access to Leicester and Loughborough.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

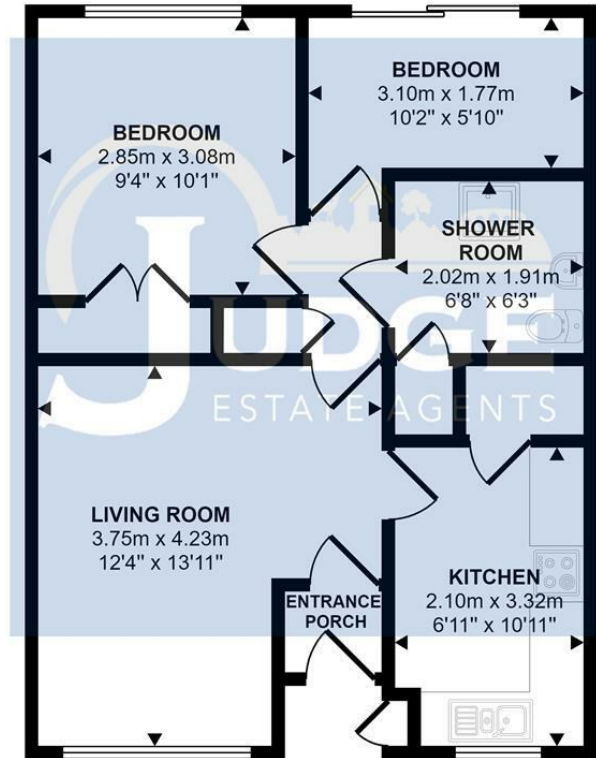
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.



Approx Gross Internal Area
49 sq m / 524 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

