



- DETACHED THREE BEDROOM BUNGALOW
- AMPLE OFF ROAD PARKING
- HIGHLY REGARDED LOCATION
- GENEROUSLY SIZED & EYE-CATCHING GARDEN
- ORANGERY
- COUNCIL TAX BAND - D

Asking price £475,000

<https://www.judgeestateagents.co.uk>



Occupying a pleasant position within this highly sought after Charnwood village and presented to a great standard comes offered for sale this three bedroom, detached bungalow. A property that enjoys spacious living as well as a beautiful garden with eye-catching back drop. This stunning property benefits from an Entrance Hall, Living Room, Kitchen/Breakfast, Orangery, Utility, Three Bedrooms and a Shower Room. From the front there is ample off road parking that leads to a Garage and from the rear, a generously sized garden with a variety of seating, lawn and bordered areas. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE HALL**

There is a radiator, power point and doors that lead to:

**KITCHEN/BREAKFAST**

13'3 x 11'4 (4.04m x 3.45m)

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral fridge/freezer, integral microwave, oven, hob with extractor, power points, radiator, island with breakfast bar, window to the rear aspect, door to the Living Room and door to:

**ORANGERY**

15'5 x 11'6 (4.70m x 3.51m)

With Bi-Folding doors to the rear and side aspects, Underfloor Heating, Roof Lantern, power points and a door to:

**UTILITY**

With a work surface, plumbing for washing machine, power points, and window to the rear aspect.

**LIVING ROOM**

15'1 x 14'11 (4.60m x 4.55m)

Benefiting from Bi-Folding doors to the rear garden, radiator, power points and a TV point.

**BEDROOM**

13'2 into bay x 10'11 (4.01m into bay x 3.33m)

Benefiting from a bay fronted window, radiator, power points and fitted wardrobes.

**BEDROOM**

12'3 into bay x 11' (3.73m into bay x 3.35m)

Having a bay fronted window, radiator and power points.

**BEDROOM**

9'11 x 8'11 (3.02m x 2.72m )

With a window to the side aspect, radiator and power points.

**SHOWER ROOM**

9'7 x 7'6 (2.92m x 2.29m)

Comprising from a low level WC, Wash hand basin, Walk in Shower, Heated Towel Rail, Window to the side aspect and Underfloor Heating.

**REAR GARDEN**

This beautiful rear garden is a particular feature of the property enjoying an open aspect garden that enjoys paved patio areas as well as pebbled borders, borders home to a





variety of shrubs, plants and trees. There is also a Hot Tub and Summer Hut with the facilities of both power and lighting.

#### PARKING

From the front there is ample off road parking that leads to the Garage. Please also note that the iron fencing can be easily removed for access to a larger vehicle or camper van/caravan.

#### GARAGE

32'6 x 9' (9.91m x 2.74m)

Benefiting from double doors, workers pit, power points, lighting and door to the rear garden.

#### THURCASTON VILLAGE

The combined villages of Thurcaston, Rothley, Birstall and Anstey offer a fine range of local amenities including shopping for all day-to-day needs, schooling for all ages including the nearby Glebelands Primary School, a wide variety of recreational amenities including fine eighteen hole

parkland golf courses at the Rothley Park and Birstall Golf Clubs, and regular bus services to the centres of 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.

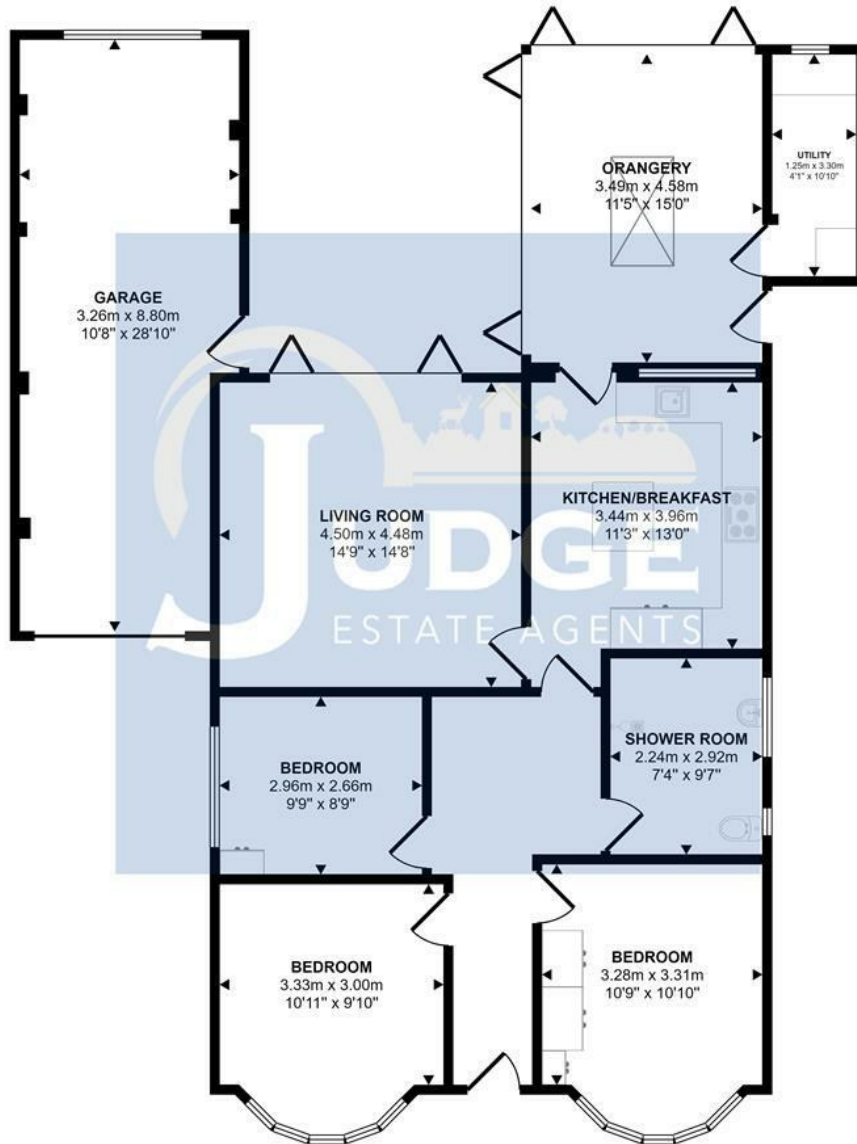
#### MONEY LAUNDERING

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



Approx Gross Internal Area  
137 sq m / 1469 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                                 |                         |           |           |
| (81-91) B                                   |                         |           |           |
| (69-80) C                                   |                         |           |           |
| (55-68) D                                   |                         |           |           |
| (39-54) E                                   |                         |           |           |
| (21-38) F                                   |                         |           |           |
| (1-20) G                                    |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  |                         | <b>72</b> | <b>85</b> |
|   | EU Directive 2002/91/EC |           |           |

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

