

- TWO BEDROOM BUNGALOW
- NO UPWARD CHAIN
- LOW MAINTENANCE GARDEN

- MAGNIFICENT VIEWS TO REAR
- HIGHLY SOUGHT AFTER VILLAGE
- COUNCIL TAX BAND - B

Asking price £185,000

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



Situated not only within a highly sought after village location but positioned upon a nice part of the village enjoying eye-catching country views comes offered for sale this two bedroom Bungalow. A lovely property being sold with no upward chain that in brief benefits from an Entrance Hall, Living/Dining Room, Kitchen, Two Bedrooms and a Shower Room. There is a low maintenance rear garden to the rear. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

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

LIVING/DINING ROOM

23'10 x 9'9 - 7'11 (7.26m x 2.97m - 2.41m)

Benefiting from windows to both the front and rear aspects, radiator, power points, TV point and a door that leads to the rear garden.

KITCHEN

9'1 - 7'5 x 8'9 (2.77m - 2.26m x 2.67m)

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

PRIMARY BEDROOM

11'9 x 9'10 (3.58m x 3.00m)

Benefiting from a window to the rear aspect, radiator and power points.

BEDROOM

11'9 - 7'2 x 6'5 - 4'9 (3.58m - 2.18m x 1.96m - 1.45m)

There is a window to the rear aspect, radiator and power points.

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Shower, Window to the front aspect and Complimentary tiling.

REAR GARDEN

Being mainly paved with a gravelled and artificial lawn area as well as a Shed.

THORNTON VILLAGE

Thornton is a popular and picturesque village located in North West Leicestershire known primarily for its stunning Reservoir, built in 1853. Tall Scots Pine and Larch trees line the pleasant walk around the stretch of water, which is now used for fly fishing, with the surrounding area attracting runners, walkers and cyclists. Other great countryside walks are within easy reach including Bradgate Park, the Ivanhoe Trail and Bagworth Heath Woods. Village amenities include a well regarded primary school, shop and two public





houses/restaurants. South Charnwood High School as an outstanding school which achieves exceptional outcomes for its pupils, both academically and in their personal development (source South Charnwood High School website) Thornton is well placed for fast access into Leicester City Centre via the A50 and Junction 22 of the M1. Leicester 10 miles / Loughborough 10 miles / Nottingham 26 miles.

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.

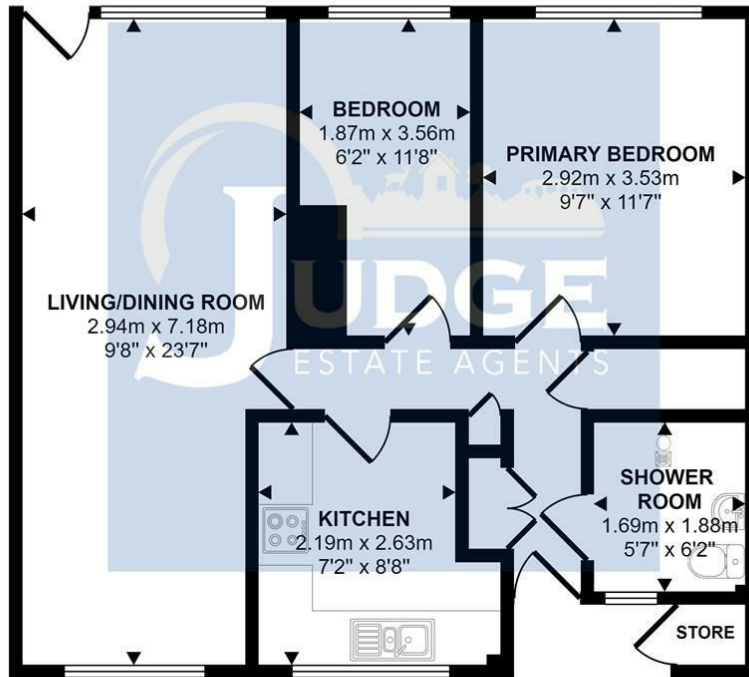
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
56 sq m / 600 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.

