



34 LEICESTER ROAD, THURCASTON, LE7 7JG

ASKING PRICE
£395,000

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£395,000 FREEHOLD



ENTRANCE HALL

There are doors to:

LIVING ROOM

23'1 x 10'11

Benefiting from windows to the rear and side aspects, power points, TV point and a door to:

CONSERVATORY

20'4 x 12'1

With windows and patio doors to the rear aspect, power points, log burner and a door to:

SIDE PORCH

12'4 x 8'6

There is a door to the rear aspect, window to the rear aspect, power points and door to:

UTILITY

11'3 x 7'11

With wall and base units with work surface, sink, plumbing for a washing machine, power points, window to the rear aspect, door to the inner porch and door to:

KITCHEN/BREAKFAST

12'11 x 11'

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob with extractor, radiator, power points, window to the rear aspect and door to the Entrance Hall.

BEDROOM

13'1 into bay x 10'10

Benefiting from a bay fronted window and power points.

BEDROOM

12'8 into bay x 8'10

There is a bay fronted window, power points and fitted wardrobes.

BATHROOM

Comprising a low level Wash hand basin, Bath, Walk in Shower, WC, Window to the rear aspect, Heated towel rail and Complimentary tiling.

INNER PORCH

There is a built in utility cupboard, door to the Garage and door to the front accessing the front of the Bungalow.

REAR GARDEN

This eye-catching and generously sized garden that enjoys a patio that leads onto a mainly laid to lawn with borders home to a number of shrubs, plants and trees.

PARKING

From the front there is off road parking that leads to:

GARAGE

17'4 x 9'

Benefiting from an up and over door with the facilities of both power and lighting.



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 & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

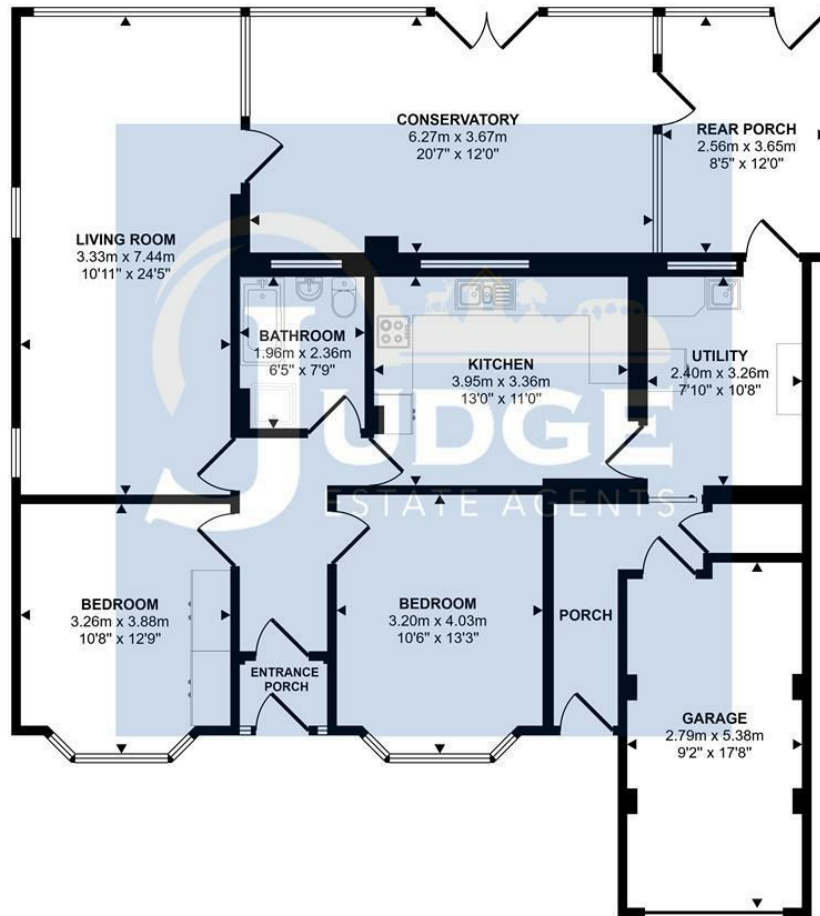
MONEY LAUNDERING

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 WHATEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
146 sq m / 1570 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.

Viewings strictly by
appointment via Judge
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

