

## FOR SALE

**Barkby Thorpe Lane  
Thurmaston, Leicester  
LE4 8GP**



**ASKING PRICE: £495,000**

- A Modern & Fully Renovated 3 Bedroom Detached Bungalow
- Located Within Close Proximity To Local Amenities
- Planning Submitted & Pending For An Eight Bedroom House
- Entrance Hall, Lounge, Kitchen With Integrated Appliances, Conservatory, 3 Bedrooms, En-suite & Bathroom
- Front & Large Rear Garden
- Finished To An Excellent Standard
- Offered With No Chain



## Location

This property is located on Barkby Thorpe Lane, in the sought after area of Thurmaston. Nearby amenities include Thurmaston Shopping Centre which is a 5-minute walk, supermarkets, local schooling, recreational facilities and much more.

## Description

A fully renovated and modernised three bedroom, detached bungalow, boasting ample natural light, in a sought-after location. The property briefly comprises; an entrance hall with access to all rooms, large living room with an electric fireplace and doors leading out to the side of the property, a superb newly fitted kitchen with integrated appliances such as an AEG microwave and electric induction hob, Rangemaster electric oven, wash dryer, dishwasher and boiler, a conservatory to the rear, a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally, a well-presented front garden with a driveway leading to a single garage which benefits from up and over doors and light and power, and large rear garden with superb views.

The property has been finished to an excellent standard and has been fully renovated, works have included; walls being reboarded and replastered, new carpets and flooring throughout, fully rewired, USB socket points in each room, new radiators, bathroom mirrors with charging points, spotlights, ring door bell, uplighters to front, external socket, external tap, security lighting, new fencing and fascia boards, new external render around the property and gas central heating and double glazing throughout.

There is potential to extend the property subject to planning permission, with planning permission submitted and pending for an eight-bedroom house.

## Accommodation

*All measurements are approximate:*

### Entrance Hall

Double glazed door to front.

### Lounge - 12' 7" x 22' 5" (3.83m x 6.83m)

Double glazed French doors to side, double glazed window to rear, electric fireplace, radiator, power points, USB socket points, light fitting.

### Kitchen - 11' 8" x 13' 1" (3.55m x 3.98m)

Double glazed windows to side, wall mounted units, base units and drawers, stainless steel sink with mixer tap and instant boiling water tap, Range Master electric oven, built in AEG microwave, AEG electric induction hob with extractor hood over, dishwasher, washer dryer, boiler, tile splashback surrounds, radiator, power points, USB socket points, spotlights. Door to conservatory.

### Conservatory - 10' 10" x 8' 9" (3.30m x 2.66m)

Double glazed sliding door to rear, radiator, power points, USB socket points, pedant light fitting.

### Bedroom One - 14' 8" x 11' 7" (4.47m x 3.53m)

Double glazed bay window to front, radiator, power points, USB socket points, pendant light fitting. Door to en-suite.

### En-suite Shower Room

Double glazed window to side, shower cubicle with electric shower, low level WC, wash hand basin with vanity unit, wall mounted mirror, heated towel rail, spotlights.

### Bedroom Two - 14' 6" x 11' 7" (4.42m x 3.53m)

Double glazed bay window to front, radiator, power points, USB socket points, pendant light fitting.

### Bedroom Three - 14' 1" x 12' 2" (4.29m x 3.71m)

Double glazed French doors to rear, radiator, power points, USB socket points, pendant light fitting.

### Bathroom - 8' 6" x 5' 8" (2.59m x 1.73m)

Double glazed frosted window to side, curved panelled bath with shower over, low level WC, wash hand basin with mixer tap, wall mounted mirror, heated towel rail, spotlights.

## Airing Cupboard

### Garage - 19' 8" x 10' 0" (5.99m x 3.05m)

Up and over door, light and power.

## Outside

Low maintenance front garden with a block paved driveway leading to garage. Large rear garden. External sockets to front and rear.

## Tenure

Freehold.

## EPC

Band D.

## Council Tax

The property falls within Band D.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Charnwood Borough Council.

## Kal Sangra, Shonki Brothers Ltd

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This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, including total floor area, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on their own inspections.

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