









welcome to

Thorpe Field Drive, Thurmaston Leicester

A three bedroom end-terraced bungalow in Thurmaston offering entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms, one with en-suite and a shower room. To the front of the property is off road parking. To the rear of the property is an easy to maintain garden laid to lawn

Entrance Porch

Door to the side.

Entrance Hall

Direct access from the porch

Lounge

15' 6" x 11' 2" (4.72m x 3.40m)

Double glazed window and patio door over looking the garden and radiator

Dining Room

10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed window to the side and radiator

Kitchen

13' 11" x 7' 6" (4.24m x 2.29m)

Fitted Kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Double glazed window over looking the garden

Bedroom One

11' 8" x 9' 3" (3.56m x 2.82m)

Double glazed window to the front, fitted wardrobes and radiator

Bedroom Two

11' 8" x 8' 11" (3.56m x 2.72m)

Double glazed window to the front and radiator

Shower Room

Double glazed window to the rear, shower, WC, hand wash basin and radiator

Bedroom Three

16' 3" x 7' 3" (4.95m x 2.21m)

Double glazed window to the front, door to the rear and radiator.

En-Suite

With shower, WC and hand wash basin

Front & Rear Of Property

To the front of the property is off road parking. To the rear of the property is an easy to maintain garden laid to lawn.













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Thorpe Field Drive, Thurmaston Leicester

- Bungalow
- Three Bedrooms
- En-Suite
- Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: D

£260,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: LHS118290 - 0008 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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