



wards  
Residential

Thornfield Bungalow, Atterton, CV13 6JU  
£700,000



Freehold. NO CHAIN. A rare opportunity to acquire an extended and thoroughly modernised three bedroom detached bungalow, on a plot of approximately 1.1 acres (0.44 hectares), nestled in the heart of the Leicestershire countryside in the hamlet of Atterton. The property offers the best of both worlds, being surrounded by open countryside but within easy reach of the A444 and thereafter the A5 and wider Midlands motorway network. The spacious accommodation, totalling in the order of 2,000 square feet, briefly comprises: Porch, Hallway, Kitchen/Dining Room, Lounge, Utility Room, three Bedrooms, Master with Ensuite, Shower Room, integral Garage and External Store. Externally, the property is accessed via a gated entrance, leading to a large gravel driveway, and idyllically is separated from the road by a culvert. The plot and gardens are a fantastic feature of the property, being majority lawned with a patio adjacent to the rear of the property. UPVC double glazing and electric heating. Viewing strongly recommended.

### **Porch**

With tiled floor, composite front door with UPVC double glazed side windows.

### **Hall**

With airing cupboard with electric water heater, loft access hatch, electric storage heater and timber door with side windows to the Porch.

### **Kitchen**

#### **3.29 x 4.07 Metres**

Fitted with an excellent range of grey base and wall units with contrast slate effect working surfaces over and one and a half sink and drainer. With integrated NEFF double oven, Hotpoint electric hob with extractor over, Hotpoint dishwasher and fridge/freezer. Island with breakfast bar. Wood effect vinyl flooring and splashback tiling. UPVC double glazed window to the rear.

### **Dining Room**

#### **3.32 x 3 Metres**

Open to the Kitchen with electric storage heater, timber door and side window and UPVC double glazed window to the Utility Room.



## Utility Room

3.53 x 3.24 Metres

Fitted with base and wall units, plumbing for a washing machine and space for a dryer. With tiled flooring and electric heater. UPVC double glazed French doors to the rear, window to the side and door to the opposite side.

## Lounge

6.68 x 6.69 Metres

With feature wood burner on granite hearth with stone effect surround and two electric storage heaters. Dual aspect with two UPVC double glazed windows to both the front and rear elevations.

## Master Bedroom

6.73 x 4.55 Metres

With an excellent range of fitted bedroom furniture including wardrobes and drawers with matching bedside tables. Two electric heaters. Dual aspect with two UPVC double glazed windows to both the front and rear elevations.

## Ensuite

3.57 x 3.11 Metres

Fitted with a five piece white suite comprising sink on cream vanity unit with granite effect work surfaces over, concealed cistern WC and bidet in a vanity unit, shower in a cubicle and bath. Electric towel rail. Wood effect vinyl floor and panelled walls and ceilings. Ceiling spotlights, extractor fan and UPVC double glazed window to the rear.

## Bedroom 2

4.28 x 3.58 Metres

Fitted with a good range of fitted wardrobes and drawers with matching bedside table. Electric heater and UPVC double glazed window to the front elevation.

## Bedroom 3

3.31 x 4.08 Metres

With electric heater and UPVC double glazed window to the rear elevation.







### **Shower Room**

**1.66 x 3.76 Metres**

Fitted with a three piece white suite comprising sink on wood effect vanity unit with marble effect work surface, low flush WC and electric shower in a cubicle. Electric towel rail. Tile effect vinyl flooring, tile effect wall panelling and panelled ceiling with inset spotlights and extractor fan.

### **Garage**

**5.89 x 3.02 Metres**

Fitted with electric roller shutter door, power and lighting and UPVC double glazed window and door to the side elevation.

### **External Store**

**1.43 x 1.44 Metres**

With tiled floor, power and lighting and UPVC double glazed window to the side and timber door to the front elevations.

### **Outside**

To the front elevation, the property is separated from the road by a culvert and is accessed by way of a bridge with electric gates and a gravel driveway thereafter.

To the rear of the dwelling there is a patio area. The remainder of the gardens are laid to lawn with sparsely planted trees and shrubbery. To the south eastern corner of the site is a timber store and several shipping containers. The plot is enclosed by a mixture of timber fencing and hedging.



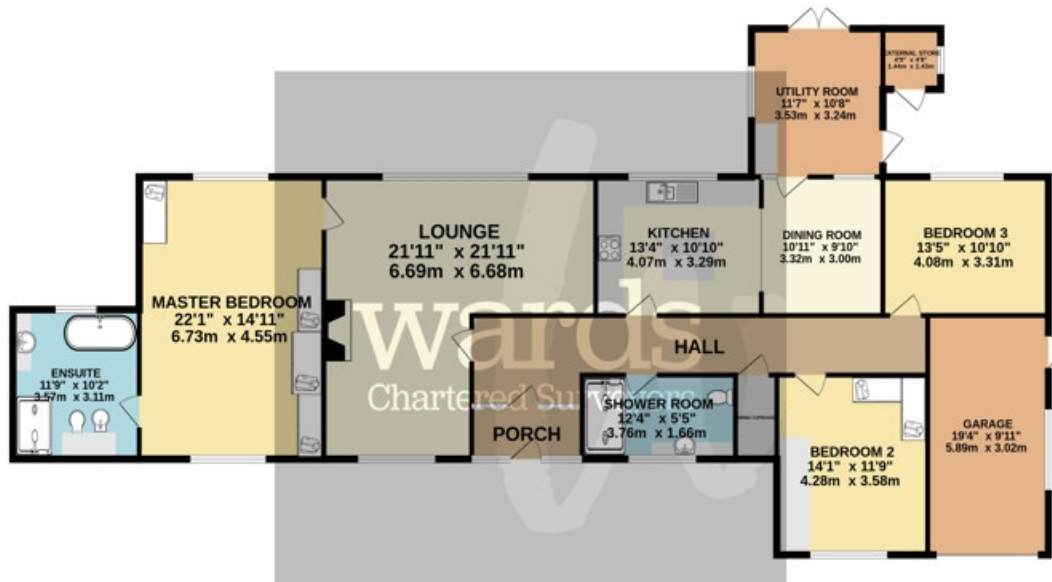
**EPC Rating - D(57)**

**Council Tax Band - F**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
2042 sq.ft. (189.7 sq.m.) approx.



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

wardsonline.co.uk



These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ward Surveyors Limited - Registered in England No.4567836