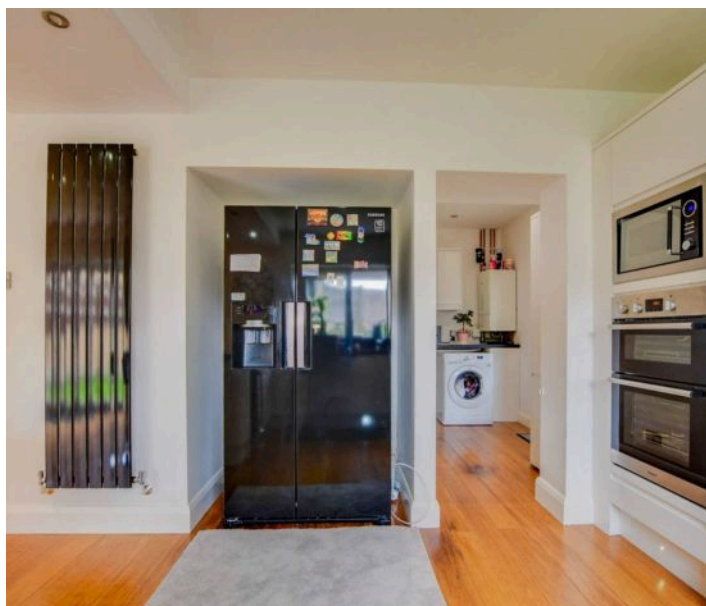


Somerby Road, Thurnby

In Excess of £475,000

A UNIQUELY EXTENDED FOUR/FIVE BEDROOM detached dormer-style bungalow offered for sale with a MODERN style open plan lounge diner/kitchen area.





Entrance Hall

With door and windows to the front elevation, wood effect floor, two built-in cupboards, stairs to first floor, radiator.

Ground Floor Bathroom

9' 0" x 5' 4" (2.74m x 1.63m)

With window to the side elevation, tiled walls, tiled floor, shower cubicle, bath, low-level WC, wash hand basin.

Bedroom Three/Reception Room Two

12' 0" x 11' 11" (3.66m x 3.63m)

With bay window to the front elevation, radiator.

Bedroom Four

13' 0" x 8' 10" (3.96m x 2.69m)

With window to the side elevation, laminate floor, radiator.

Lounge

36' 6" x 11' 1" (11.13m x 3.38m)

With bay window to the front elevation, French doors to the rear elevation, laminate floor, radiators.

Kitchen

16' 6" x 10' 6" (5.03m x 3.20m)

With window to the rear elevation, sink, wall and base units with work surface over, wood effect floor, fitted double oven, fitted hob with extractor hood over, fitted dishwasher, fitted microwave, fitted wine cooler, space for American style fridge freezer, radiator.



Utility Room

9' 4" x 5' 2" (2.84m x 1.57m)

With door to the side elevation, wood effect floor, wall units, work surface, plumbing for washing machine, boiler, radiator.

First Floor Landing

With access to the following rooms:

Bedroom One

16' 6" x 12' 11" (5.03m x 3.94m)

With window to the rear elevation, two roof lights, fitted wardrobes, desk and drawers, radiator.

Bedroom Two

13' 10" x 7' 11" (4.22m x 2.41m)

With roof window, storage cupboard, radiator.

Bedroom Five

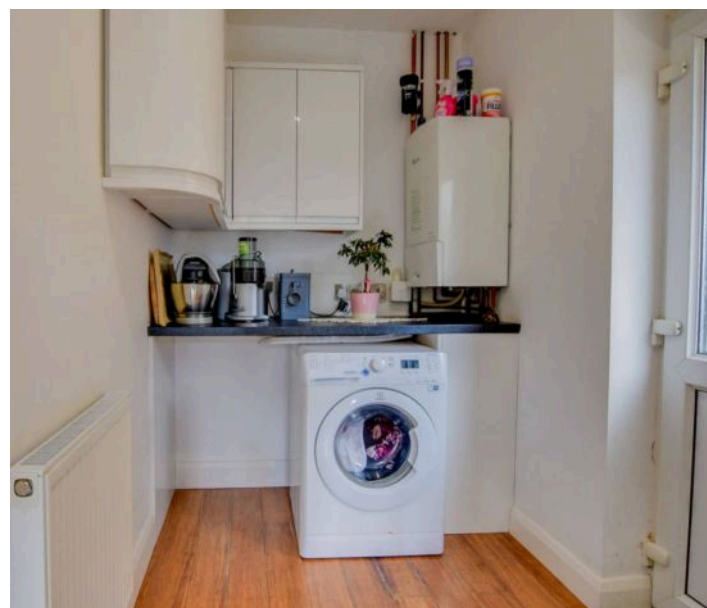
11' 4" x 8' 2" (3.45m x 2.49m)

With roof window, storage cupboard, radiator.

Shower Room

8' 0" x 5' 7" (2.44m x 1.70m)

With window to the side elevation, shower cubicle, wash hand basin, low-level WC, tiled walls, tiled floor, towel rail/radiator.









Front Garden

Pebbled and block paved frontage.

Rear Garden

With paved patio area, lawn, brick wall with flowerbeds and shrubs, pebbled area, fencing to perimeter, access to carport to the front of the property.

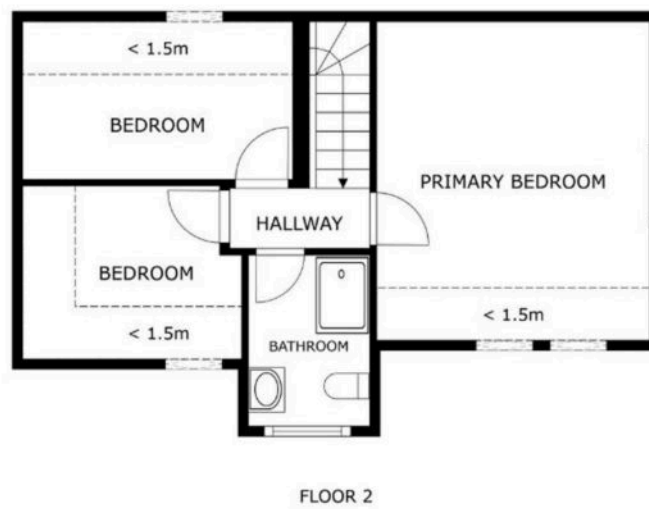
Driveway 2 Vehicles

Providing off road parking.



SEEN AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

 Matterport



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 Matterport





The property is well located for local schooling, which feeds into highly regarded Oadby schooling. There are a range of amenities within easy reach in either Scraftoft village itself or Evington and Oadby Town Centres. Further amenities are available in nearby Scraftoft or Uppingham Road where regular bus links run to and from Leicester City Centre with its professional quarters and train station. Scraftoft golf course and Leicestershire's rolling countryside are also within reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.