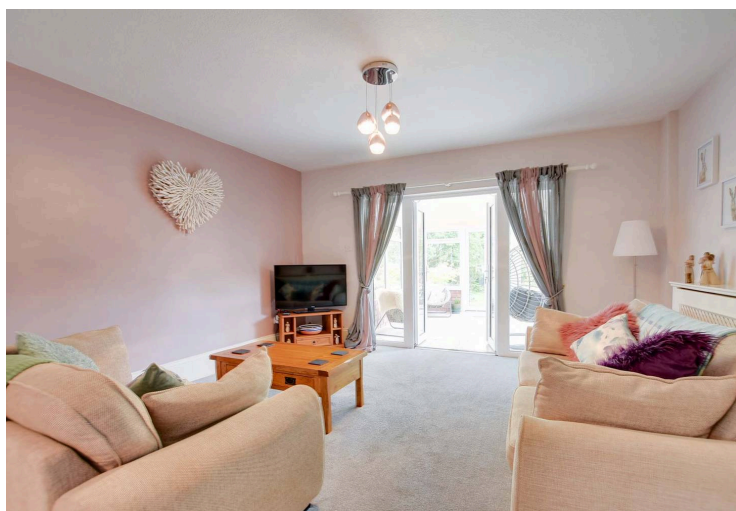
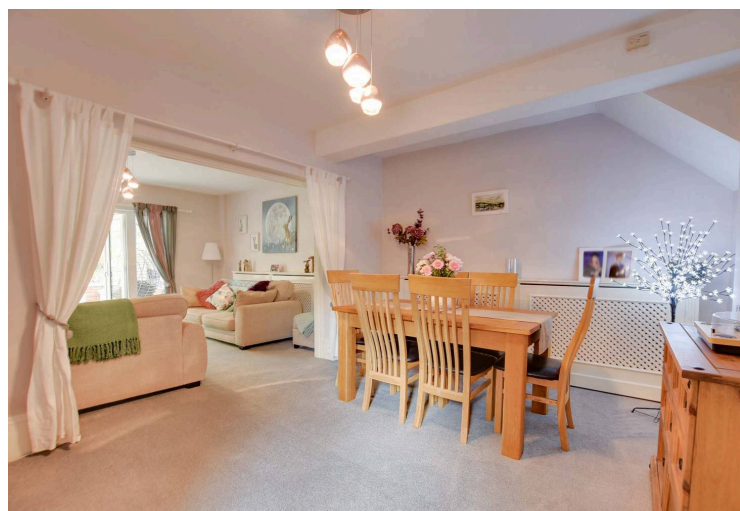




St. Thomas's Road, Great Glen

£400,000

A BEAUTIFUL and spacious detached family home located within Great Glen enjoying THREE BEDROOMS. The home benefits from front and rear gardens alongside a driveway and a garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 271 3333





Entrance Hall

With tiled floor, under stairs storage cupboard, stairs to first floor, radiator.

Kitchen 14' 5" x 10' 11" (4.39m x 3.33m)

With double glazed square bay window to the front elevation, further double glazed windows to the front and side elevations, tiled floor, part tiled walls, wall and base units with work surface over, sink, gas cooker point, extractor fan, part tiled walls, tiled floor, radiator.

Dining Room 14' 6" x 11' 0" (4.42m x 3.35m)

With double glazed window to the side elevation, chimney breast with wood burner, shelf and hearth, carpet floor, radiator.

Lounge 14' 3" x 12' 10" (4.34m x 3.91m)

With double glazed windows and French doors to the rear elevation, carpet floor, radiator.



Conservatory 12' 2" x 11' 2" (3.71m x 3.40m)

A double glazed conservatory with French doors to the rear elevation, double glazed skylights, tiled floor.

First Floor Landing

With double glazed window to the side elevation, carpet floor, storage cupboard housing gas boiler.

Bedroom One 14' 3" x 12' 10" (4.34m x 3.91m)

Measurement narrowing to 10'8". With double glazed window to the rear elevation, carpet floor, radiator.

En-Suite 9' 2" x 3' 3" (2.79m x 0.99m)

Measurement into shower cubicle. With double glazed window to the side elevation, oak plank floor, part tiled walls, wash hand basin, low-level WC, shower cubicle, ladder towel rail/radiator.

Bedroom Two 14' 5" x 11' 1" (4.39m x 3.38m)

With double glazed window to the front elevation, carpet floor, radiator.

Bedroom Three 8' 6" x 8' 1" (2.59m x 2.46m)

Measurement up to wardrobes. With double glazed window to the side elevation, fitted wardrobes, carpet floor, radiator.

Bathroom 10' 4" x 6' 1" (3.15m x 1.85m)

Measurement narrowing to 4'1" (1.24 m). With double glazed window to the side elevation, vinyl floor, low-level WC, wash hand basin, claw foot bath, radiator.

Front Garden

Paved and gravelled front garden with flowerbeds and shrubs.

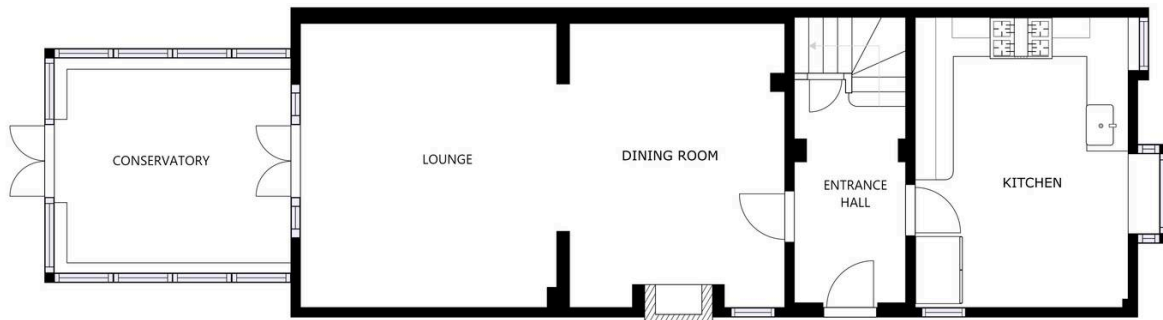
Rear Garden

With paved area, gravelled area, soil area, flowerbeds and shrubs, lawn, wooden summerhouse, shed.

Driveway 1 Vehicle

Garage 1 Vehicle

Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.