

# Aston & Co

ESTATE & LETTING AGENTS



60 Festival Avenue

Thurmaston, LE4 8JA

Offers In Excess Of £260,000





Aston & Co are delighted to offer to the market this well-presented, semi-detached bungalow set on a corner plot in the popular village of Thurmaston. The accommodation briefly consists of, entrance hall, lounge, kitchen, bathroom and two good size bedrooms. The property also benefits from upvc double glazing, gas central heating, off road parking, and gardens to the front, side & rear. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Semi Dtached Bungalow
- Generous Corner Plot With Potential to Extend
- Two Bedrooms
- GCH & Upvc Double Glazing
- Off Road Parking
- Viewing Essential
- Council Tax Band B , Freehold
- EPC Rating D





## Location

Thurmaston is located around 3 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Churchill & Eastfield Infant Schools and The Roundhill Academy.

## The Property

The property is entered via a double glazed composite door leading into.

## Entrance Hall

With storage cupboard, loft hatch and provides access to the following.

## Lounge

12'5" x 12'10" (3.79 x 3.92)

With bay window to the front, window to the side & feature fire place,

## Breakfast Kitchen

10'2" x 8'6" (3.10 x 2.61 )

Fitted with a range of floor and wall mounted units with roll top work surfaces, the kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, integrated dish washer, fridge & freezer.

## Bathroom

7'6" x 5'9" (2.30 x 1.77 )

Fitted with a three piece suite comprising, low level wc, wall mounted basin and bath with shower over.

## Bedroom One

12'1" x 10'11" (3.70 x 3.35 )

## Bedroom Two

10'5" x 9'3" (3.20 x 2.84)

With patio doors to the rear garden.

## Outside

To the front and side of the property are mature gardens with walled and fenced boundaries.

To the rear is garden with patio and lawned areas, summer house, garden sheds and fenced boundaries.

The property also benefits from off road parking to the rear of the property.

## Services

The property benefits from main gas, water & electric.

Heating Gas fired central heating.

Internet

Standard & Superfast, See ofcom checker for more details.

Mobile

EE, Three Vodafone & 02 See ofcom check for more details.



## Floor Plan



## Viewing

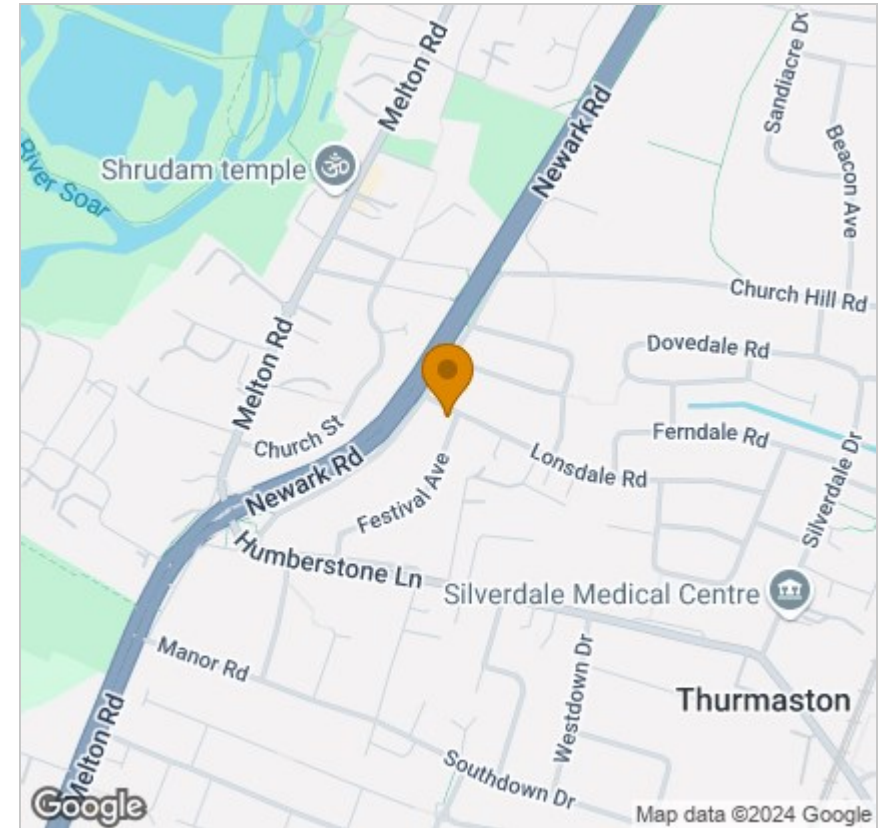
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.

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## Area Map



## Energy Efficiency Graph

