



2 Northdown Drive

Thurmaston, Leicester, LE4 8HQ

£325,000



LARGER THAN AVERAGE PLOT WITH SCOPE TO EXTEND. Set in the popular village of Thurmaston this well presented, detached bungalow is a must view for potential buyers. The accommodation briefly consists of, porch, entrance hall, lounge, conservatory, kitchen-diner, two bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating, garage and off road parking, Viewing is strictly by appointment only.

- Well Presented Detached Bungalow
- Generous Plot With Potential To Extend
- Lounge, Dining Kitchen & Conservatory
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- Garage & Parking
- Viewing Essential
- EPC Rating TBC, Freehold, Council Tax Band C



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 door leading into.

Porch

With tiled flooring and hardwood glazed door leading into.

Entrance Hall

10'11" x 6'7" (3.34 x 2.01)

With oak flooring and provides access to the following.

Lounge

12'11" x 11'1" (3.95 x 3.39)

With patio doors leading into the conservatory, gas fire and coved ceiling.

Conservatory

9'4" x 8'7" (2.85 x 2.62)

Suitable for all year use with radiator, power, light, tiled flooring and french doors leading onto the garden.

Kitchen-Diner

15'5" 10'8" (4.70 3.27)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a free standing cooker with extractor, sink and drainer unit and appliance space.

Bathroom

Fully tiled bathroom fitted with a three piece suite comprising, low level wc, vanity unit with basin and bath with shower over.

Bedroom One

12'11" x 11'1" (3.94 x 3.39)

Fitted with a range of fitted wardrobes, chest of draws and bedside cabinets.

Bedroom Two

12'11" x 10'7" (3.94 x 3.25)

Fitted with a range of fitted wardrobes, chest of draws and bedside cabinets.

Outside

To the front the property is a gravelled garden, planted with a range of trees and shrubs with walled boundaries and driveway which in turn leads to the garage.

To the rear is a mature well stocked garden with greenhouse, shed and fenced boundaries.

Garage & Store

19'8" x 8'2" (6.00 x 2.50)

With up and over door, power & light.



Floor Plan



Viewing

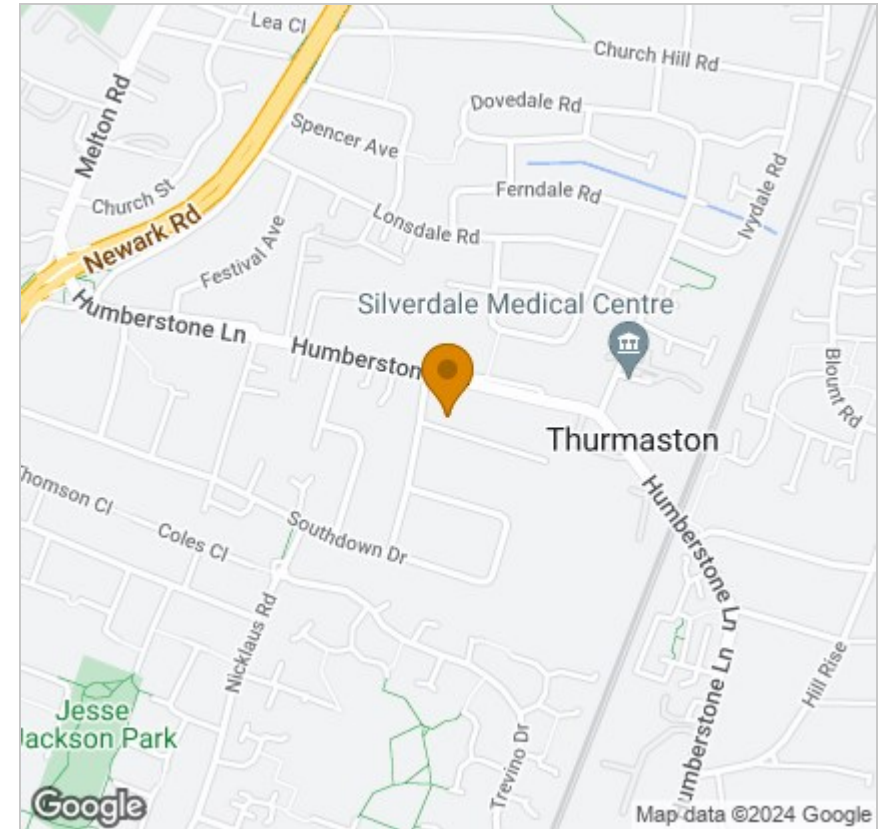
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	