

## 21 Anthony Drive, Thurnby, LE7 9RA



**£340,000**

This fully refurbished, detached bungalow has been tastefully modernised throughout having been adapted from a three bedroom property to a generous two bedroom home with wide entrance hall, spacious shower room and two double bedrooms. The property benefits from a peaceful and convenient location in close proximity to local amenities, excellent road links and landscaped South facing rear garden. The accommodation briefly comprises: Entrance hall, lounge, kitchen/diner, two double bedrooms and shower room. Outside there is a low maintenance front garden, driveway, garage and a good sized rear garden.

*Service without compromise*



## Entrance Hall



Accessed via a UPVC double glazed front door with double glazed side panel. Doors off to: Rooms. Telephone point. Airing cupboard. Storage cupboard. Radiator. Loft access hatch with fitted drop down ladder.

## Lounge 16'7 x 9'7 (5.05m x 2.92m)



UPVC double glazed 'French' doors with full length double glazed side panels out to: Rear garden. Gas feature fireplace. TV point. Radiator.

## Kitchen/Diner 18'8 x 9'7 (5.69m x 2.92m)



The kitchen has a selection of fitted base and wall units having a solid wooden worktop over with a single bowl stainless steel sink with drainer. There is an electric 'Everhot' with extractor over, fully integrated dishwasher, fully integrated fridge-freezer, space for washing machine and pull out pantry cupboard. The kitchen/diner has

'Kamdean' luxury vinyl flooring, LED spotlights, TV point. Radiator. Wall-mounted gas-fired combination boiler. UPVC double glazed windows to front and side aspect and a UPVC double glazed door out to: Side access.

## Dining Area



## Bedroom One 13'1 x 10'11 (3.99m x 3.33m)



UPVC double glazed window to rear aspect. Radiator.

## Bedroom Two 13'1 x 7'8 (3.99m x 2.34m)



UPVC double glazed window to front aspect. Radiator.

## Shower Room



Comprising: Double walk-in shower with rainfall shower, feature wall tiling to walls and floor. WC and wash hand basin within a fitted bespoke vanity unit with mirror above. LED spotlights, chrome heated towel rail and shaver socket. UPVC double glazed window to side aspect.

## Gardens & Garage



The property benefits from front and rear gardens. The front is low maintenance with decorative shingle, paved pathway to front door and driveway providing off road parking and access to the garage. The garage has an electric roller shutter door with power and light, having storage above, a radiator, and access to the rear garden

via a UPVC double glazed door. The rear garden can be also be accessed via a pedestrian gate to the side of the property. The delightful South facing rear garden has been beautifully landscaped and tended to create a gardeners oasis yet low maintenance with gravel, raised beds and a variety of well established planting. There is also a paved patio with canopy and wooden potting shed.



## Floor Plan

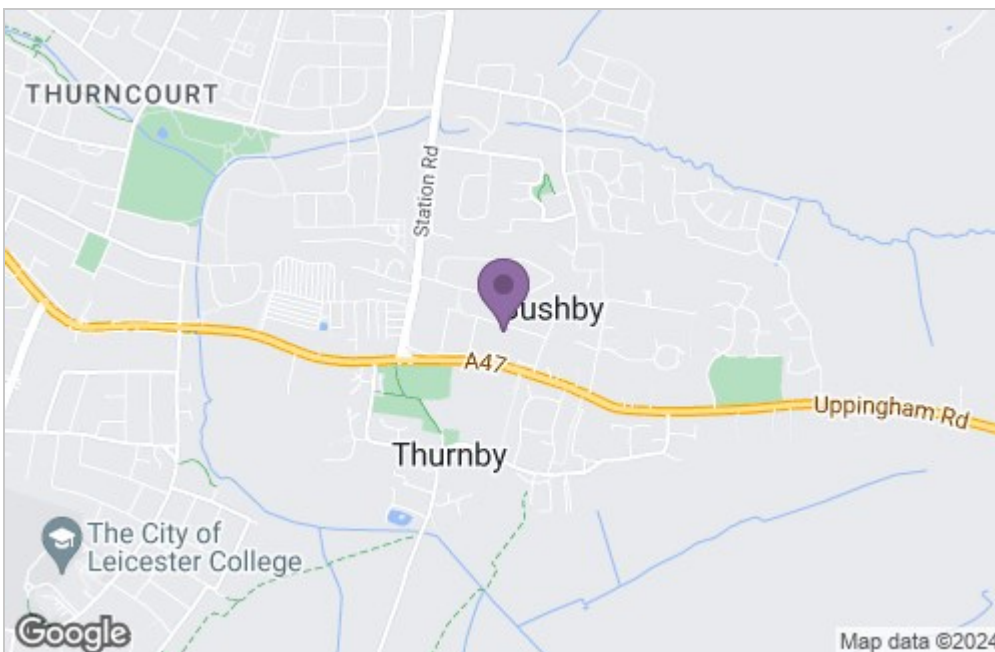


**Ground Floor**  
Approx. 86.3 sq. metres (929.1 sq. feet)

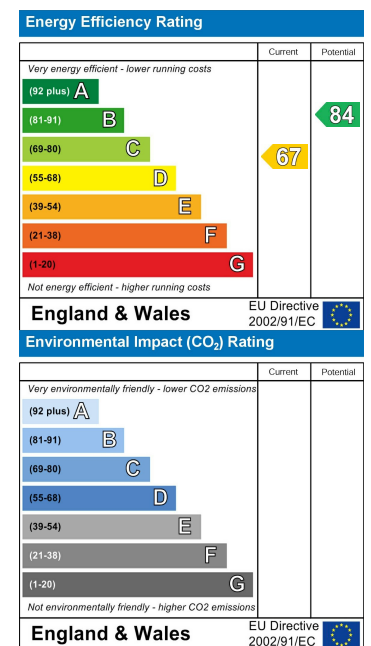
Total area: approx. 86.3 sq. metres (929.1 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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