





Donald Close,Leicester LE4 9LY

william h brown

welcome to

Donald Close, Leicester

Tucked away within a quiet cul-de-sac in sought-after Thurmaston Village, this three-bedroom detached bungalow features a fitted kitchen, spacious rear living room with French doors to the lawned garden, family bathroom and integral garage.

Entrance Hall
Door to the front, radiator and loft access.

Lounge
French doors to the rear, radiator and carpeted.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Window to the rear and door to the rear.

Bedroom One
Bay window to the front, fitted wardrobes, radiator and carpeted.

Bedroom Two
Bay window to the front, fitted wardrobes, radiator and wooden flooring.

Bedroom Three
Window to the side, radiator and wooden flooring.

Bathroom
Window to the side, shower cubicle, WC, hand wash basin and integrated storage.

Garage

Rear Garden
To the rear of the property is a garden laid to lawn with paved areas.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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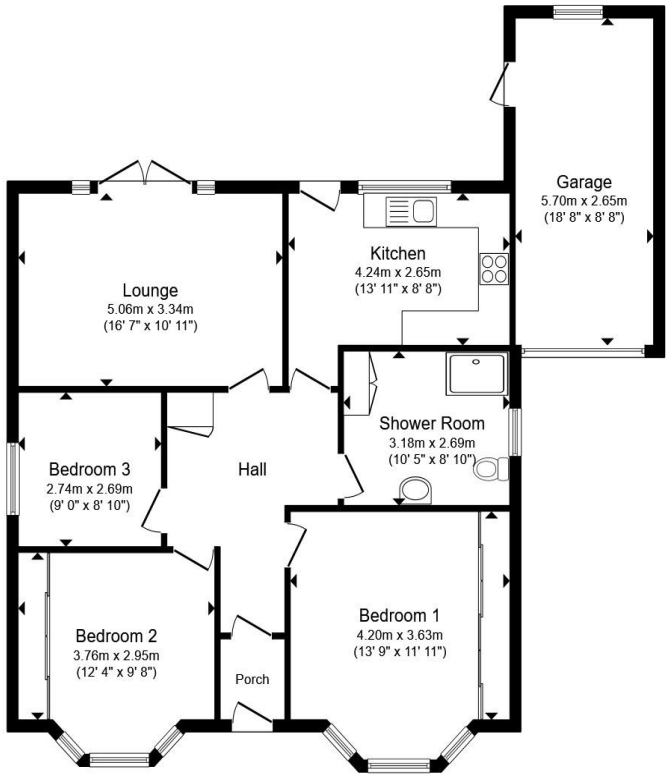
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Donald Close, Leicester

- Detached bungalow
- Three well-proportioned bedrooms
- Tucked away cul-de-sac position
- Enclosed lawned rear garden
- Integral garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£375,000



Total floor area 104.2 m² (1,121 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LHS121386 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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