



Wallis Close, Thurcaston

Creightons Estate Agents are pleased to present this well-positioned two-bedroom bungalow, located in the sought-after village of Thurcaston within the popular Hunters Green retirement development. The property offers well-proportioned and practical accommodation and is available with **NO UPWARD CHAIN**, making it an ideal opportunity for a straightforward move.

- Two-bedroom bungalow within the over 60s retirement development, Hunters Green
- LEASEHOLD PROPERTY
- Offered with **NO UPWARD CHAIN**
- Spacious lounge diner overlooking the front of the property
- Fitted kitchen with pantry/storage cupboard
- Accessible shower room
- Patio doors onto communal gardens
- Driveway and single garage
- Large, well-maintained communal grounds

The village of Thurcaston is closely situated to Anstey, Cropston and Birstall and conveniently located close to Beaumont Leys shopping centre. Access to both Loughborough and Leicester City Centre, the property is equally well placed for those that commute with the A6/A46/M1 in proximity. Local beauty spots include, Bradgate Park and Swithland Reservoir.







GROUND FLOOR

The entrance hall leads directly into the spacious lounge diner, positioned at the front of the property. This bright and welcoming space features an electric fireplace, double glazed windows and a patterned cream carpet.

To the left of the lounge is the fitted kitchen, also overlooking the front aspect. The kitchen is fitted with cream cabinetry with wood edging detail, cream worktops and a white/cream tiled splashback. There is tiled lino flooring, space for a freestanding oven and hob, space for a washer/dryer and room for an undercounter fridge. A useful pantry/storage cupboard adds additional storage.

To the rear of the property, positioned behind the kitchen, is the shower room. This has been designed with accessibility in mind and includes a double walk-in shower, WC and wash hand basin, with beige sanitaryware and beige lino flooring.

The second bedroom sits at the rear of the property and is large enough to accommodate a double bed. It features green carpeting and patio doors that open directly onto the communal gardens.

The primary bedroom is positioned to the rear right-hand side and is a generous double room with cream carpeting, a fitted wardrobe and a large window overlooking the communal garden.



OUTSIDE

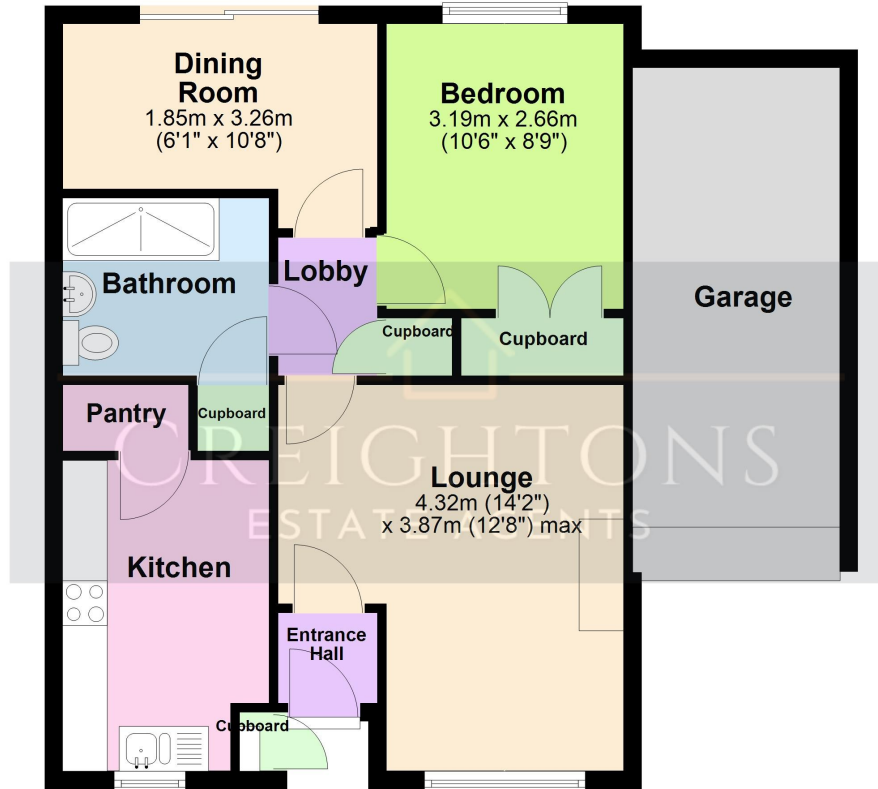
The property benefits from its own driveway and single garage. The communal gardens are extensive, well-maintained and mainly laid to lawn, providing a pleasant and peaceful outdoor setting for residents to enjoy.



WALLIS CLOSE | THURCASTON

Ground Floor

Approx. 63.5 sq. metres (683.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.8 sq. feet)

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.

Plan produced using PlanUp.

9 Wallis Close, Thurcaston

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape 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. Creightons 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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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