



**Anthony Drive, Thurnby Leicester LE7 9RA**

**welcome to**

## **Anthony Drive, Thurnby Leicester**

Delightful three bedroom detached bungalow in the popular village of Thurnby, featuring a kitchen/diner, lounge, conservatory, shower room, garage and off road parking. No Upper Chain

### **Entrance Hall**

Door to the front, storage cupboard, radiator and loft access.

### **Lounge**

15' 1" x 10' 8" ( 4.60m x 3.25m )

With fireplace, radiator and access to the conservatory.

### **Conservatory**

With access to the rear.

### **Kitchen**

13' 2" x 10' 9" ( 4.01m x 3.28m )

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

### **Bedroom One**

13' 2" x 10' 10" ( 4.01m x 3.30m )

Window to the rear, fitted wardrobes and radiator.

### **Bedroom Two**

13' 3" x 7' 8" ( 4.04m x 2.34m )

Window to the front and radiator.

### **Bedroom Three**

8' 9" x 7' 7" ( 2.67m x 2.31m )

Window to the side and radiator.

### **Shower Room**

Window to the side, shower cubicle, WC, hand wash basin, built in storage and towel rail.

### **Garage**

With up and over door.

### **Front & Rear Of Property**

To the front of the property is a driveway leading to the garage. To the rear of the property is a well maintained garden.

### **Agents Note**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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.focalagent.com](http://www.focalagent.com)

**welcome to**  
**Anthony Drive,**  
**Thurnby Leicester**

- Detached Bungalow
- Popular Village Location
- Conservatory
- Garage & Off Road Parking
- Well Maintained Rear Garden

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

offers over  
**£290,000**



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Property Ref:  
LHS119126 - 0006

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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