



Pinewood Avenue, Thurmaston, LE4



3



2



1

£350,000



Key Features

- Three well proportioned bedrooms
- Detached family home
- Available with no upward chain
- Extended kitchen diner
- Downstairs shower room & upstairs bathroom
- Popular residential location
- EPC rating D
- Freehold





Available with no upward chain, walk in and be surprised by this three bedroom detached family home situated in a popular location just off Humberstone Lane. Extended to the rear, the well proportioned and gas centrally heated layout briefly comprises of an entrance lobby, reception room, kitchen/family room and downstairs shower room. To the first floor are three bedrooms and family bathroom. The plot offers a parking to the front, integral garage and a mainly laid to lawn garden to the rear. An internal inspection is essential to fully appreciate the size and condition of the accommodation on offer.



Welcome to your new home

Upon entering the property, you are welcomed into an entrance lobby, which leads through to a reception room offering ample space for both formal dining and comfortable living. The room features a central fireplace, a staircase rising to the first floor, and access to the impressive full-width kitchen/family room.

The kitchen is fitted with a range of wall and base units complemented by roll-edge work surfaces. Integrated appliances include a dishwasher and washing machine, alongside an electric double oven and a five-ring gas hob with extractor hood and stainless-steel splashback. The room benefits from tiled flooring and provides access to a convenient ground-floor shower room.



Moving upstairs

Stairs to the first-floor landing, which provides access to three well-proportioned bedrooms, making the property ideal for family living. The family bathroom is fully tiled and fitted with a low-level WC, wash hand basin, and a panelled bath with an electric shower over.

Outside

To the rear, the property benefits from a private enclosed garden, providing an ideal space for outdoor relaxation and entertaining. To the front, there is off-road parking, together with access to the garage via an up-and-over door.

Location

This detached family home is situated within a popular and well-established residential suburb to the north of Leicester city centre, offering a convenient location with a range of local amenities close by. Nearby facilities include shopping, schools, and leisure opportunities, with Thurmaston Shopping Centre and Watermead Country Park both within easy reach.

The property also benefits from excellent transport connections, with convenient access to the A46 Western Bypass/Fosse Way and the M1 motorway at Junctions 21A (southbound) and 22 (northbound). These links provide straightforward routes to Nottingham, Newark-on-Trent, Melton Mowbray, and East Midlands Airport at Castle Donington.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are





carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.”

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



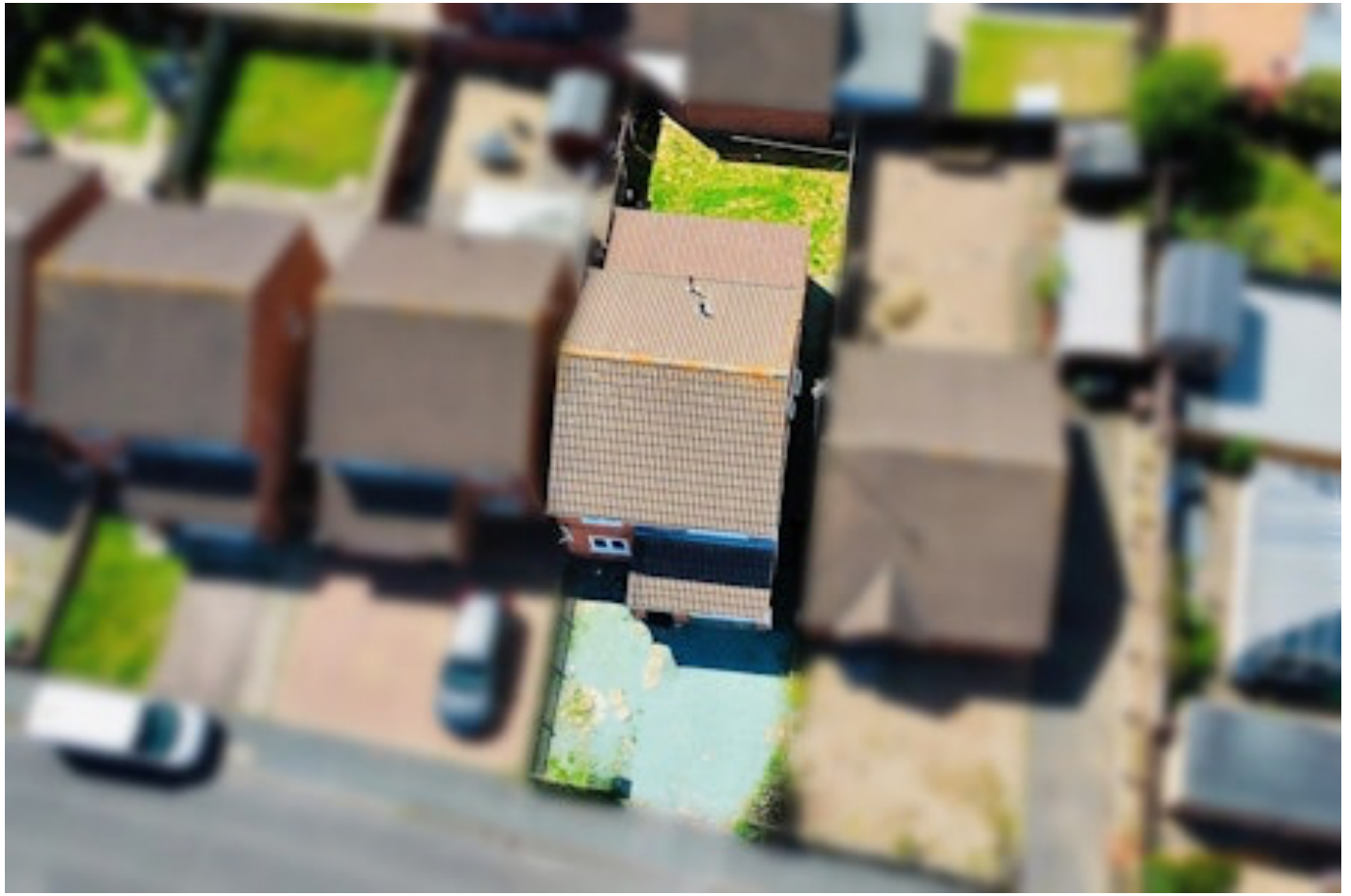
Referrals

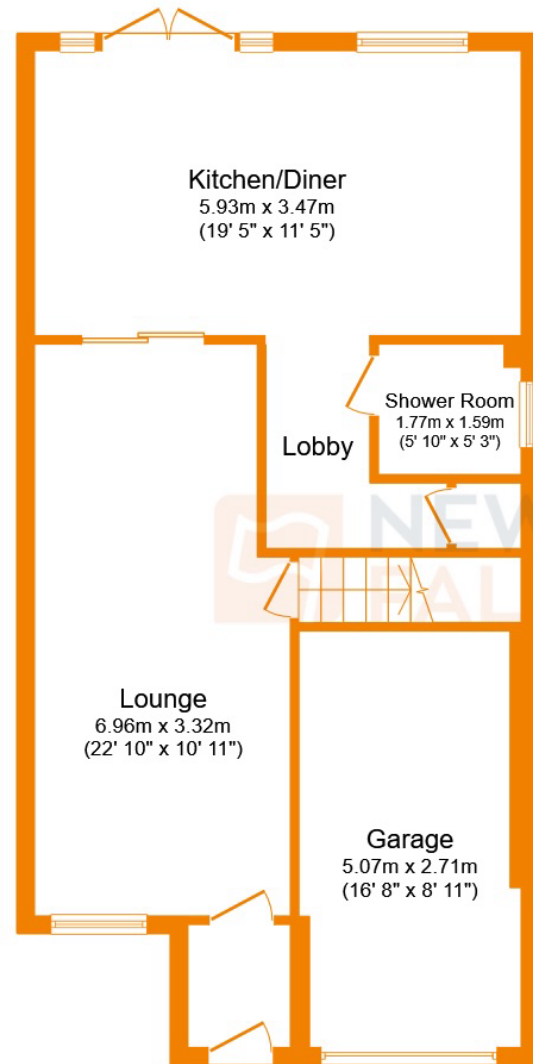
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

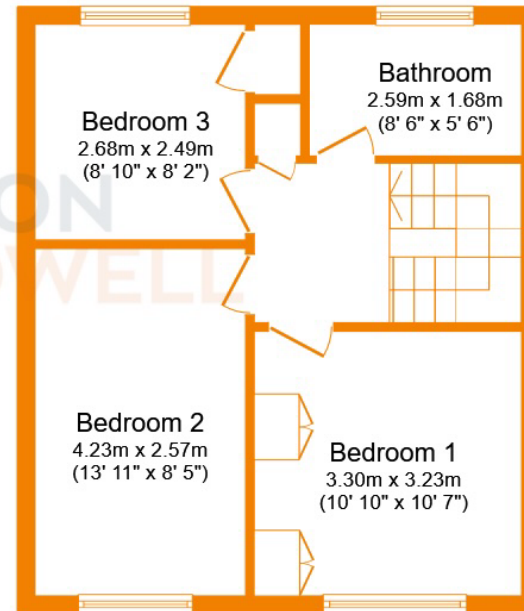
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

