



Bradgate Avenue, Thurmaston, LE4



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£290,000



## Key Features

- Three Bedrooms
- Traditional Semi Detached Home
- Available With No Upward Chain
- Amazing Potential For Extension Subject to Necessary Consent
- Convenient Location For Families
- Driveway & Detached Garage
- EPC rating TBC
- Freehold





Offered with no upward chain, this traditional three-bedroom semi-detached home is full of potential and perfect for growing families. In need of internal modernisation, the property invites you to walk in and be pleasantly surprised by its well proportioned layout. Rarely available on the market and owned by the same family for over 40 years, it offers an exciting opportunity to make it your own. The accommodation briefly comprises an entrance porch, hallway with storage, a spacious living room, and a kitchen-diner. Stairs lead to the first-floor landing, where you'll find three well-proportioned bedrooms and a shower room. Occupying a larger-than-average plot, the property benefits from both front and rear gardens, a driveway providing off-road parking, and a single garage. Conveniently located within walking distance of local amenities and well-regarded schools, it's ideally situated for family life. With excellent potential for extension (subject to the necessary permissions).

### Ground Floor

Upon entering the property, you are welcomed into the entrance porch, which leads through to a hallway featuring useful built-in storage and a staircase rising to the first floor. The bright and airy reception room is bathed in natural light from a large front-facing window and is complemented by a feature fireplace and carpeted flooring. To the rear, the kitchen diner is fitted with a range of units topped with complementary roll-edge work surfaces, tiled splashbacks, and offers ample space for freestanding appliances, ideal for everyday family living and casual dining.

### First Floor

Moving upstairs you will find three practical bedrooms, two of which are comfortable doubles. The family bathroom completes the first floor and is fitted with a

three piece suite comprising a bath with shower, wash hand basin and WC, with complementary tiling. There is also access to the loft space via the landing.

### Outside

A particular stand out feature of the accommodation is the larger than normal plot firstly offering a gated driveway providing off road parking and giving access to the detached garage measuring 6.37m x 3.39m and boasting light, power and an electric door. Gated access to the side leads to the rear garden consisting of lawned, gravelled and paved areas. With a useful outside store perfect for storage but also lending itself to be potentially converted into a downstairs WC.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. 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.





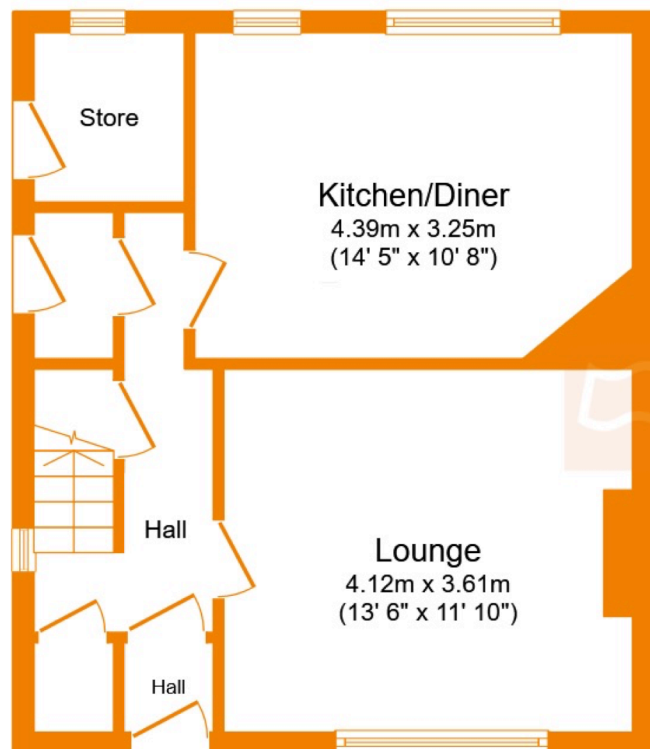
## Free Property Valuations

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

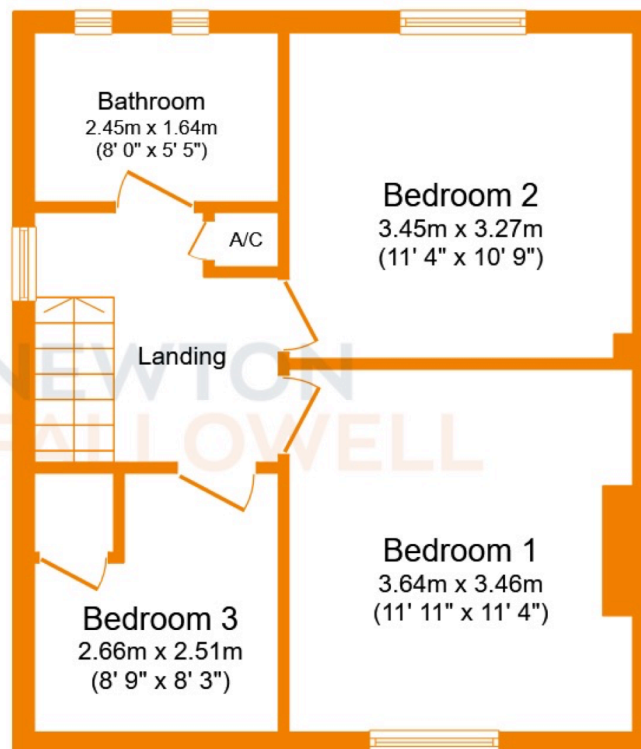




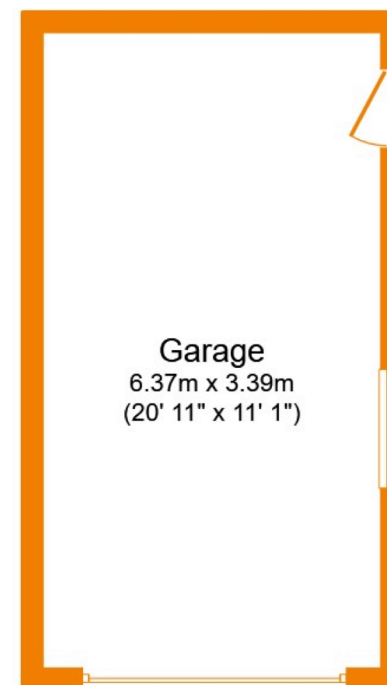




Ground Floor



First Floor



Garage



