



Lea Close, Thurmaston, LE4



3



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2

£270,000



### Key Features

- Three bedroom semi detached home
- Two reception rooms
- Two useful outbuildings
- Off road parking to the front
- Modern fitted family bathroom
- Upgraded central heating boiler (Fitted 2026)
- EPC rating E
- Freehold





Newton Fallowell are delighted to welcome to the market this traditional three bedroom semi detached home offering swift access to Leicester and transport links as well as being within walking distance to local schooling and an array of shops available at Thurmaston Shopping Centre. Benefiting from gas central heating and double glazing, the accommodation in more detail comprises of an entrance porch and hall, lounge, formal dining room, lean-to with outbuildings and kitchen. Upstairs are three bedrooms and a contemporary family bathroom. There is a driveway to the front with a mainly laid to lawn garden at the rear. Occupying a popular position, an early viewing is highly recommended.

### Welcome to your new home

Upon entering the home, you are welcomed into an entrance porch providing useful storage, with a wooden door leading through to the entrance hallway featuring a staircase rising to the first floor.

The primary reception room is flooded with natural light from a double-glazed window to the front elevation, creating a bright and comfortable living space. Open access leads through to the formal dining room, which benefits from French doors opening into the lean-to. The lean-to provides access to two outbuildings, one of which houses a WC.

Completing the ground floor is the kitchen, fitted with a range of wall and base units with roll-edge work surfaces, tiled splashbacks, a 1.5 bowl sink with drainer, and space for appliances.

### Moving upstairs

Ascend to the first floor, the landing gives access to three bedrooms, two of which are comfortable doubles. A particular highlight of the home is the modernised family bathroom fitted with a three piece suite comprising a bath with shower over, pedestal wash basin and WC, with complementary tiled surrounds, heated towel rail and a boiler (Fitted 2019).

### Outside

The plot firstly offers a low maintenance frontage providing off road parking. Gated access to the side leads to a mainly laid to lawn rear garden with fencing to boundaries and patio area adjacent to the home ideal for outdoor sitting and entertaining.

### Location

Thurmaston is located north of Leicester and is popular for its convenient access to the city centre and the nearby market towns of Loughborough, Melton Mowbray and Oakham.

The area provides access to the A46, M1, M69 and M42 road networks. Local amenities include an ASDA supermarket, schools, recreational facilities and bus services between Leicester and Melton Mowbray. The nearby town of Syston offers a wider range of shops, schools and public transport links.

### 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

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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.

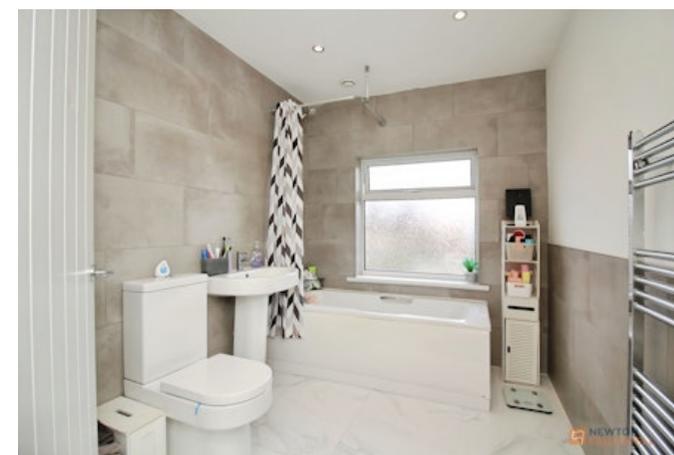


### Referrals

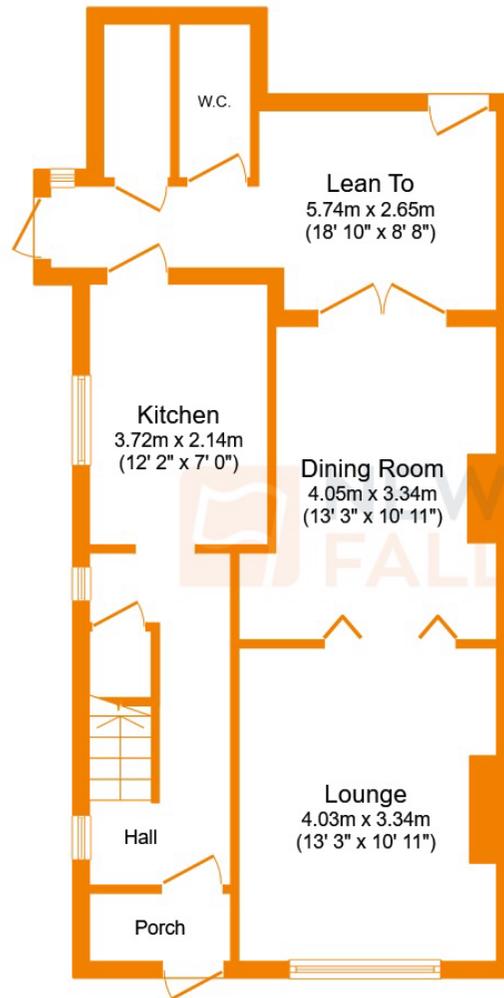
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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

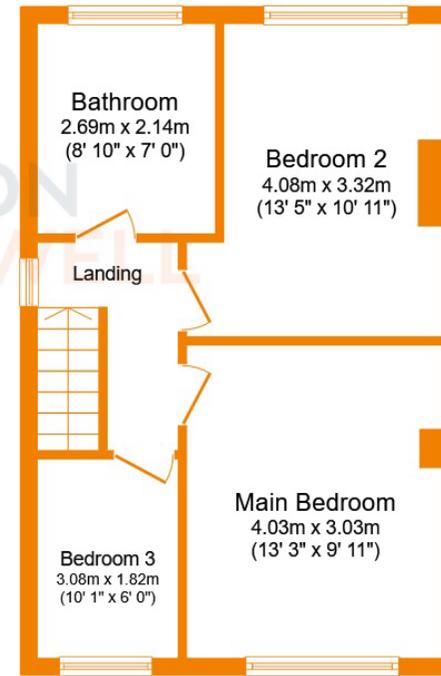
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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