



Herricks Avenue, Thurmaston, LE4



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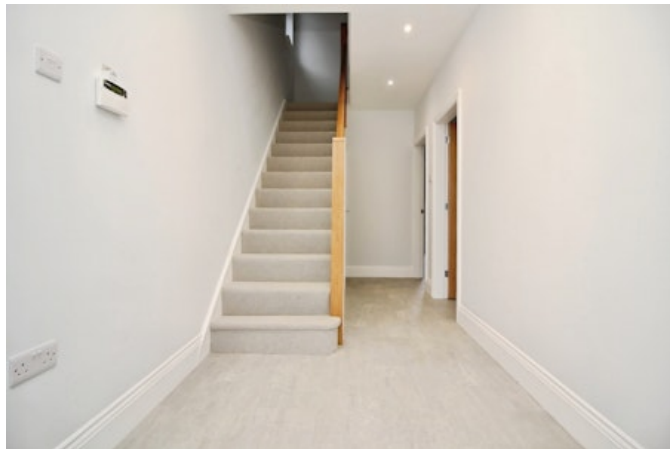
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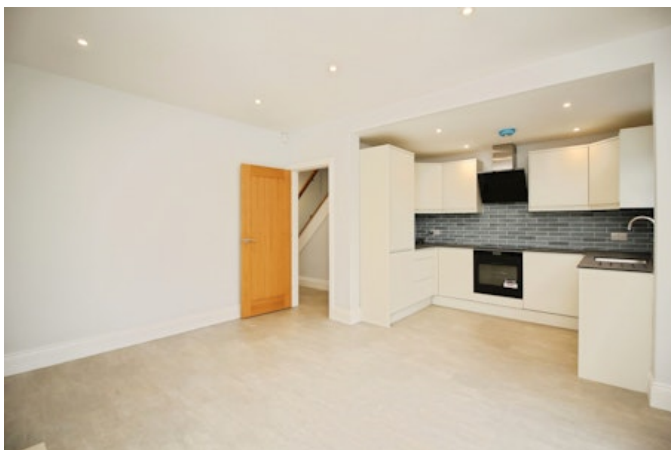
£340,000



Key Features

- Three bedroom semi detached home
- Perfect for those in search of a 'turn key' home
- Totally transformed and renovated throughout
- Open plan kitchen diner with built in appliances
- Modern fitted bathroom with a four piece suite
- Popular and convenient residential location
- EPC rating D





TOTALLY RENOVATED FAMILY HOME WITH NO UPWARD CHAIN! - Newton Fallowell are delighted to bring to the market, for the first time since construction, this fully refurbished three-bedroom semi-detached home, offering a true ready-to-move-into opportunity ideal for families. Occupying a popular and convenient position on the outskirts of Thurmaston, the property has undergone an extensive programme of improvements, including a re-wire, underfloor heating, replacement windows and doors, and a working alarm system. The well-proportioned accommodation comprises an entrance hallway with useful storage, a reception room featuring a log burner, and a modern open-plan kitchen diner fitted with integrated appliances. To the first floor are three bedrooms and a contemporary bathroom boasting a four-piece suite. Externally, the property benefits from a driveway to the front and a particularly private rear garden. Further potential exists for extension, subject to the necessary consents.

Welcome to your home

Upon entering, you are welcomed into a bright and contemporary hallway, complete with contemporary flooring and a staircase leading to the first floor. There is useful storage beneath the stairs housing the central heating boiler. The reception room is filled with natural light from a walk-in bay window to the front and features a central log stove with underfloor heating, creating a warm and inviting atmosphere.

A particular highlight of the property is the modern open-plan kitchen diner, fitted with a range of contemporary wall and base units with complementary work surfaces. The kitchen includes an inset sink with drainer, 'AEG' oven, 'AEG' induction hob with hood, 'AEG' dishwasher, 'AEG' washer-dryer, and an integrated fridge freezer. With ample space for a

dining table, underfloor heating, electric fireplace and French doors leading to the rear garden, this space is perfect for family meals and entertaining.

Moving upstairs

Moving upstairs, you will find three well-proportioned bedrooms, all finished in a neutral décor with carpeted flooring. Completing the first floor is an upgraded bathroom, fitted with a modern four-piece suite comprising a bath, separate shower enclosure, wash hand basin and WC, complemented by part-tiled walls and a heated towel rail.

Outside

Occupying a popular location, the property features a low-maintenance frontage providing off-road parking, along with the added benefit of an EV charging point to the side. To the rear, the garden enjoys a particularly private, non-overlooked aspect and includes a raised patio area adjoining the property, ideal for outdoor seating and entertaining. There is also an outside tap and electric point.

Location

Herricks Avenue, Thurmaston is a well-established residential street in the popular village of Thurmaston, just north of Leicester city centre. The area is known for its friendly community feel and convenient access to everyday amenities, making it ideal for families, professionals, and downsizers alike.

The location benefits from excellent transport links, with easy access to the A607 Melton Road and Leicester's ring roads, providing straightforward routes into the city, surrounding villages, and beyond. A range of local shops, supermarkets, schools, and leisure facilities are close by, while nearby green spaces and riverside walks along the River Soar offer great opportunities for outdoor recreation. Thurmaston combines village charm with urban convenience, making Herricks Avenue a consistently sought-after place to live.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band C. 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.

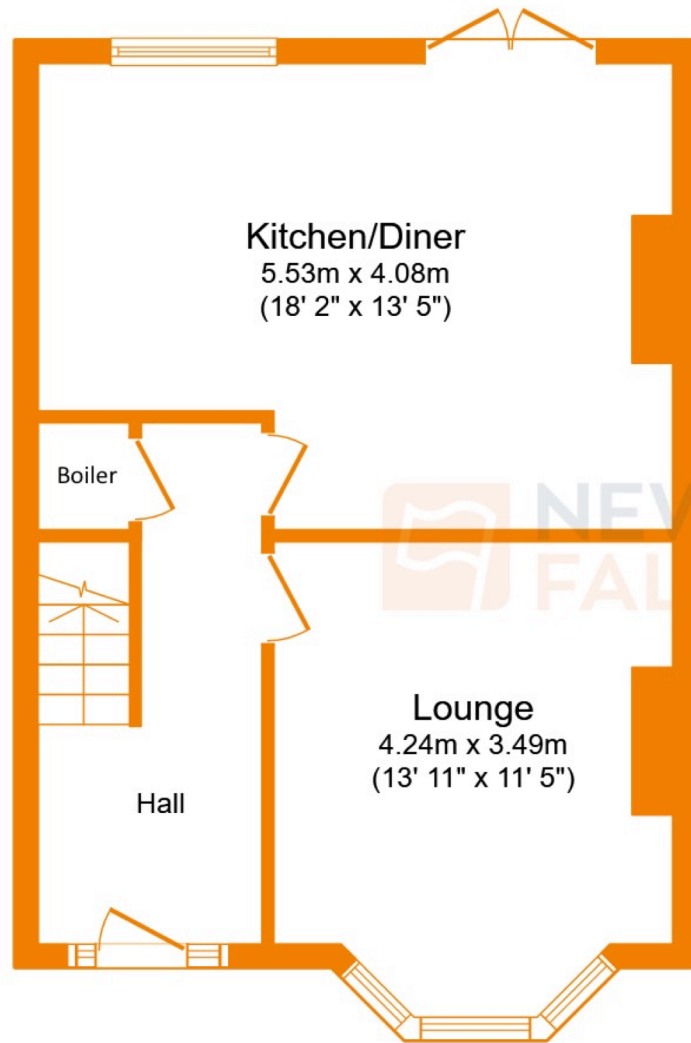
Referrals

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.

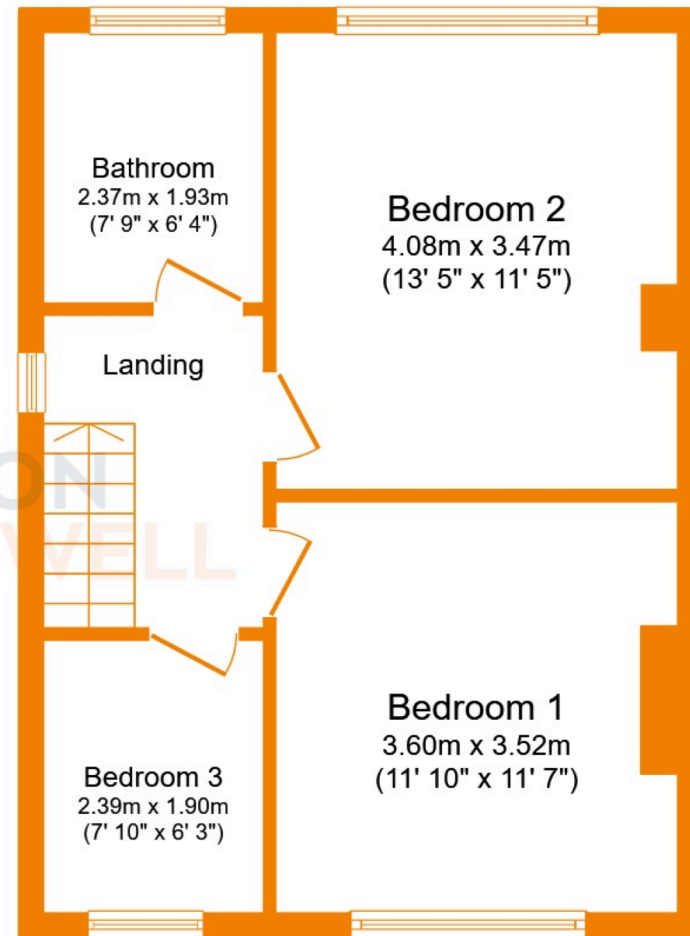
Free Property Valuations

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





Ground Floor



First Floor



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