



Bradgate Avenue, Thurmaston, LE4



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£289,950



Key Features

- Three well proportioned bedrooms
- Traditional semi detached home
- Modern fitted kitchen
- Driveway & 35ft Tandem garage
- Cul de sac location
- Within walking distance to local schooling
- EPC rating C
- Freehold





Offered with no upward chain, this traditional three-bedroom semi-detached home is full of potential and perfect for growing families. The property invites you to walk in and be pleasantly surprised by its well proportioned layout. Rarely available on the market, the accommodation briefly comprises an entrance hall with storage, through lounge diner, and a modern kitchen. Stairs lead to the first-floor landing, where you'll find three well-proportioned bedrooms and a bathroom. Occupying a larger-than-average plot, the property benefits from a driveway providing off-road parking, 35ft tandem garage and rear garden. 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).

Welcome to your new home

Upon entering the home, you are welcomed into a bright entrance hall featuring a staircase rising to the first floor, practical storage space, and wood-effect flooring.

The living area is filled with natural light from a large front-facing window and benefits from neutral décor and continued wood-effect flooring, creating a warm and inviting atmosphere. Open access leads through to the dining area, ideal for both everyday living and formal dining occasions, with sliding doors opening onto the rear garden. Completing the ground floor is a modern fitted kitchen comprising a range of wall and base units with work surfaces over, a sink and drainer with mixer tap, a built-in oven, four-ring hob, and space for additional appliances.

Moving upstairs

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 and heated towel rail.

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 attached tandem 35ft garage with light, power and an electric door. To the rear is a lawned garden featuring various areas for outdoor sitting and entertaining.

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.

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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.”

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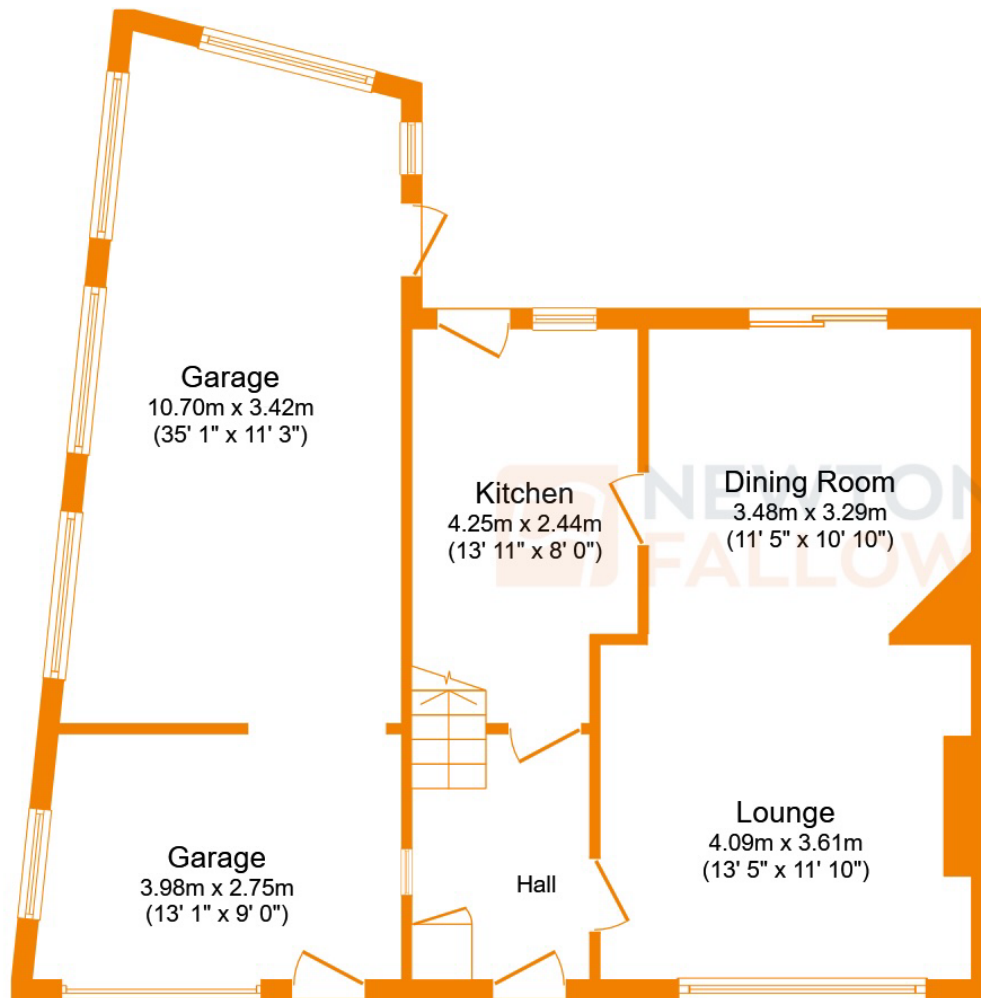
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If you have a house to sell then we would love to provide you with a free no obligation valuation.

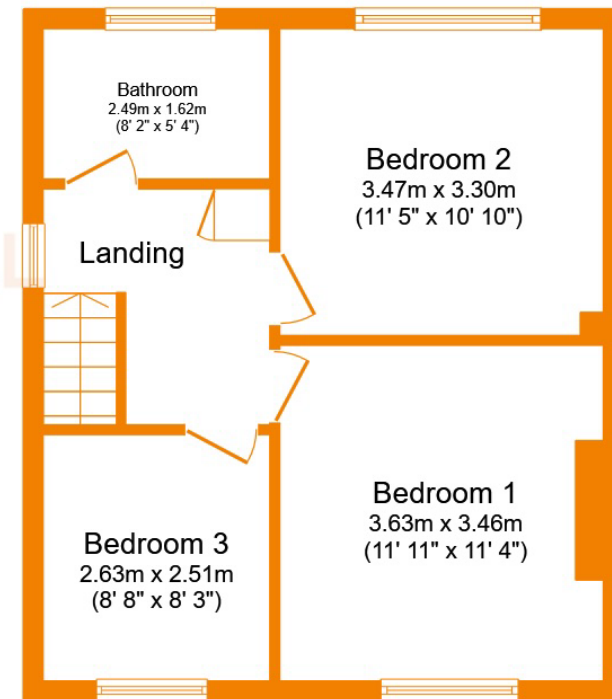








Ground Floor



First Floor

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