



 NEWTON

Highway Road, Thurmaston - LE4 8FR

Guide Price £425,000

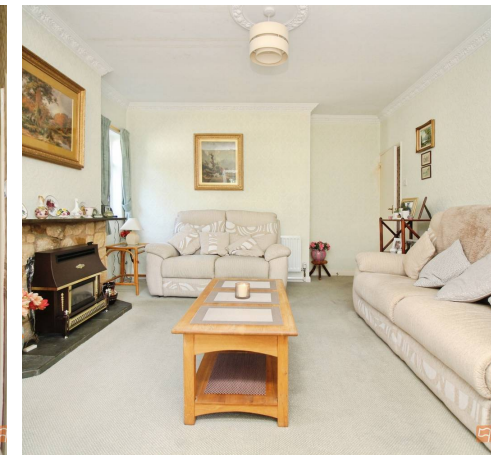
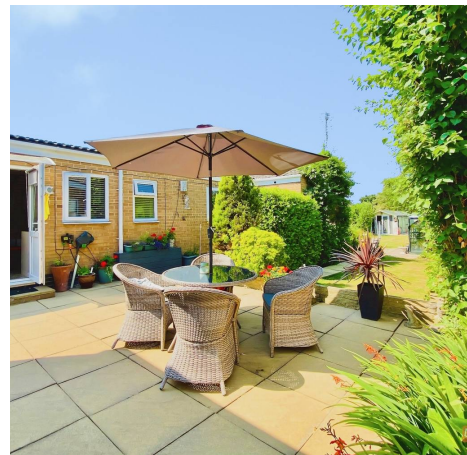
 **NEWTON FALLOWELL**

47 Highway Road

Thurmaston, Leicester

EXTENDED FAMILY HOME WITH ANNEXE! - Newton Fallowell are delighted to bring to the market this extended two double bedroomed detached bungalow with the addition of a one bedroom annexe, perfect for extended families in search of a well proportioned home occupying a family friendly position within walking distance to local schooling and Thurmaston Shopping. Benefiting from gas central heating and double glazing, the current accommodation provides an entrance porch and hall, enlarged reception room, breakfast kitchen, two double bedrooms and shower room. The annexe features an entrance lobby, lounge, modern kitchen, bedroom and bathroom. The larger than normal plot features a driveway with lawned gardens to the rear featuring a summerhouse, workshop and garage. An immediate viewing comes highly recommended!

- Two double bedrooms and one bedroom annexe
- Extended detached bungalow
- Perfectly for extended families
- Larger than normal garden to the rear with workshop & garage
- Within walking distance to local schooling & Thurmaston Shopping
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold
- Main Bungalow - Tax Band C / Annexe - Tax Band A
- EPC Rating E
- Viewings strictly by appointment only!





Welcome to your new home

A side door opens into a porch, with a further door leading into the welcoming entrance hall, complete with carpeted flooring and a useful built-in storage cupboard. The extended reception room provides ample space for both comfortable seating and formal dining, featuring dual-aspect windows, carpeted flooring, and patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units complemented by roll-edge work surfaces, incorporating a sink and drainer with part-tiled splashbacks. There is space for a range of appliances, a useful pantry with shelving, and dual-aspect windows that allow plenty of natural light to fill the room. Positioned at the front of the bungalow are two bright and generously proportioned double bedrooms, together with a shower room fitted with a walk-in shower, wash hand basin, and WC, finished with tiled surrounds.

Self contained annexe

A standout feature of this property is the self-contained annexe, offering an ideal solution for extended family living, guest accommodation or multi-generational households. Accessed via its own private entrance, the annexe opens into a useful lobby/storage area, complete with an electric roller door to the front. The contemporary kitchen is fitted with a stylish range of wall and base units complemented by matching work surfaces, incorporating a sink and drainer, a 'Beko' oven and grill, a five-ring gas hob with extractor hood, space for appliances, and recessed spotlights. An inner hallway leads through to the reception room, which is presented with carpeted flooring and features patio doors opening onto a private decking area, creating the perfect space for relaxing or alfresco dining. The annexe also benefits from a generous double bedroom and a modern bathroom, fitted with a contemporary suite comprising a bath with shower over and glazed screen, wash hand basin and WC.



Outside

Situated in a popular residential location, the plot firstly offers a driveway providing off road parking. A particular selling feature of the accommodation is the larger than normal plot being mainly laid to lawn and oozing a private feel. Enjoying the use of a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining, with an variety of plants, shrubbery and trees to the borders. There is also a shed, greenhouse, insulated summerhouse with a useful workshop attached and a garage measuring 4.37m x 4.15m with an electric door, light and power. The rear garden is larger than normal and offers plenty of space for growing families to enjoy.

Location

Thurmaston lies some 4 miles north of the centre of Leicester and has an excellent range of shopping and supermarket facilities, schools, bus services and recreational facilities including nearby Watermead Country Park. For the commuter, the nearby ring road provides access to junction 21 of the M1 and M69

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band C. The annexe has it's own separate tax band, currently banded an A. 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.





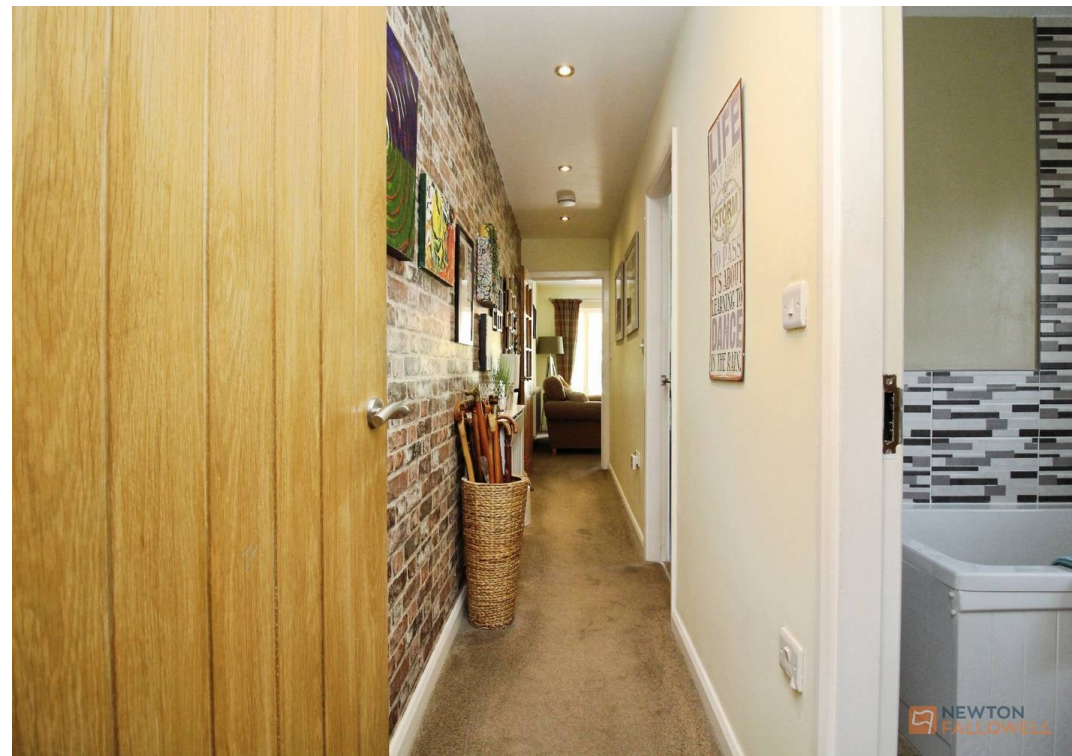
Making an Offer

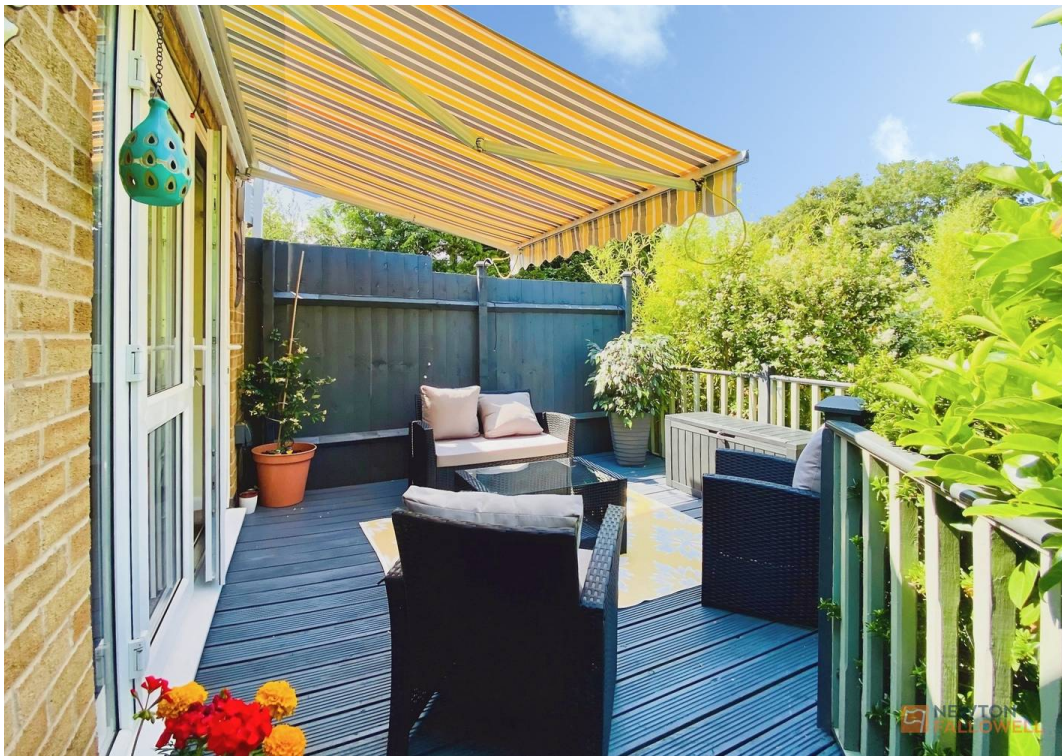
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Agents Note

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Floor Plan

Outbuilding

Total floor area: 173.7 sq.m. (1,870 sq.ft.)

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







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