



Adventurer Way, Thurmaston - LE4 8PB

Guide Price £270,000

 **NEWTON FALLOWELL**

14 Adventurer Way

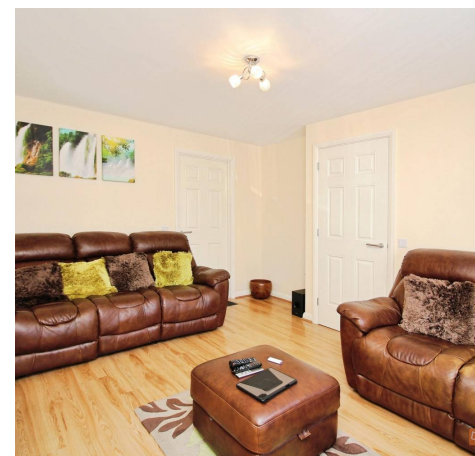
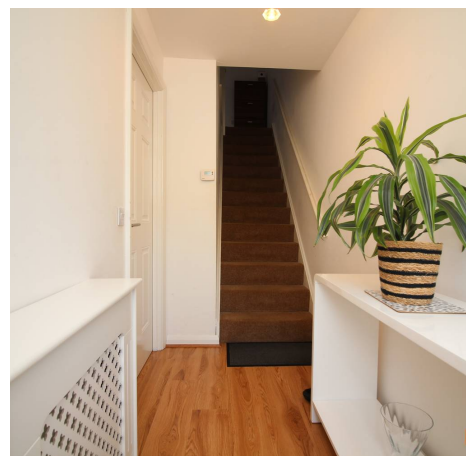
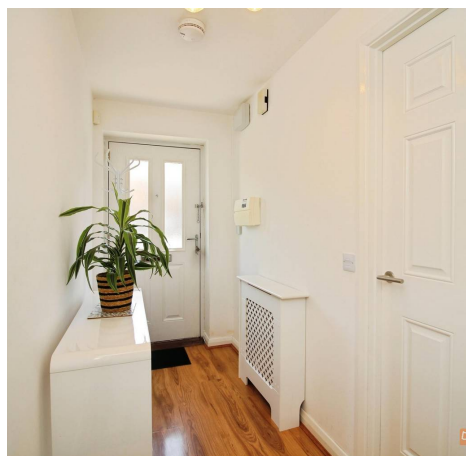
Thurmaston, Leicester

Situated within a cul-de-sac in a popular residential location, this three-bedroom semi-detached home offers modern living ideal for first-time buyers, young families, or those looking to downsize. Conveniently positioned within walking distance of well-regarded schools, local shops, and everyday amenities, the property combines a peaceful setting with excellent accessibility. The accommodation comprises a welcoming entrance hall, a bright and inviting reception room, and a stylish re-fitted kitchen/diner featuring contemporary units, integrated appliances, and access to a convenient guest WC. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from two allocated parking and rear garden. Offering well-maintained accommodation throughout, this is a fantastic opportunity to purchase a move-in-ready home.

Council Tax band: B

Tenure: Freehold

- Three well proportioned bedrooms
- Semi detached family home
- Cul de sac location
- Re-fitted kitchen diner
- Downstairs WC
- Two allocated parking spaces
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the property, you are welcomed into an entrance hall with a staircase rising to the first floor. A door leads into the inviting reception room, featuring wood-effect flooring and a window overlooking the front elevation, creating a bright and comfortable living space. The entrance hall also provides access to the beautifully re-fitted kitchen/diner, which has been thoughtfully designed with a contemporary range of wall and base units complemented by matching work surfaces and stylish brick-effect tiled splashbacks. The kitchen is equipped with an inset 1.5 bowl sink and drainer with mixer tap, a built-in oven and grill, a five-ring gas hob, an integrated dishwasher, a concealed boiler, and space for a fridge/freezer. Finished with tiled flooring, the room also benefits from a useful storage cupboard and access to the convenient guest WC.

Moving upstairs

Ascend to the first floor, a landing gives access to three practical bedrooms, two of which are comfortable doubles and enjoy the use of built in wardrobes. Completing the first floor is the family bathroom fitted with a modern three piece suite comprising a bath with shower over and screen, wash basin and WC, with complementary tiled surrounds.

Outside

Occupying a cul de sac position, the plot offers a driveway to the front for two cars. Gated access to the side leads to the mainly laid to lawn garden with fencing to boundaries and a patio area ideal for outdoor sitting.



Location

The suburb of Thurmaston is located to the north of the City of Leicester and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the market towns of Oakham, Uppingham, Melton Mowbray and Loughborough, the East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest with its many scenic country walks and golf courses, and the A46\M1\M69\M42 major road network for travel north, south and west. Thurmaston offers a fine range of local amenities including shopping for day-to-day needs, an 'ASDA' Superstore, schooling, recreational amenities and regular bus services run through Thurmaston between Leicester and Melton Mowbray. The nearby town of Syston also offers a more comprehensive range of amenities including excellent shopping, a wide variety of recreational amenities, schooling for all ages and regular public transport services by both road.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - 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 EVERYONE MORTGAGES, 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.





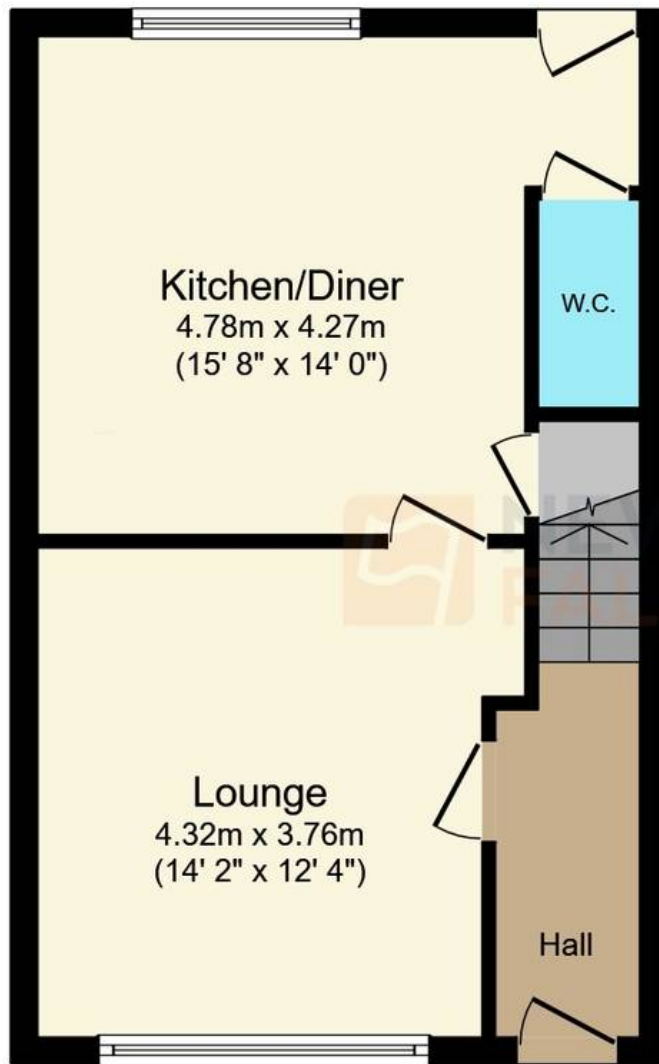
Making an Offer

"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."

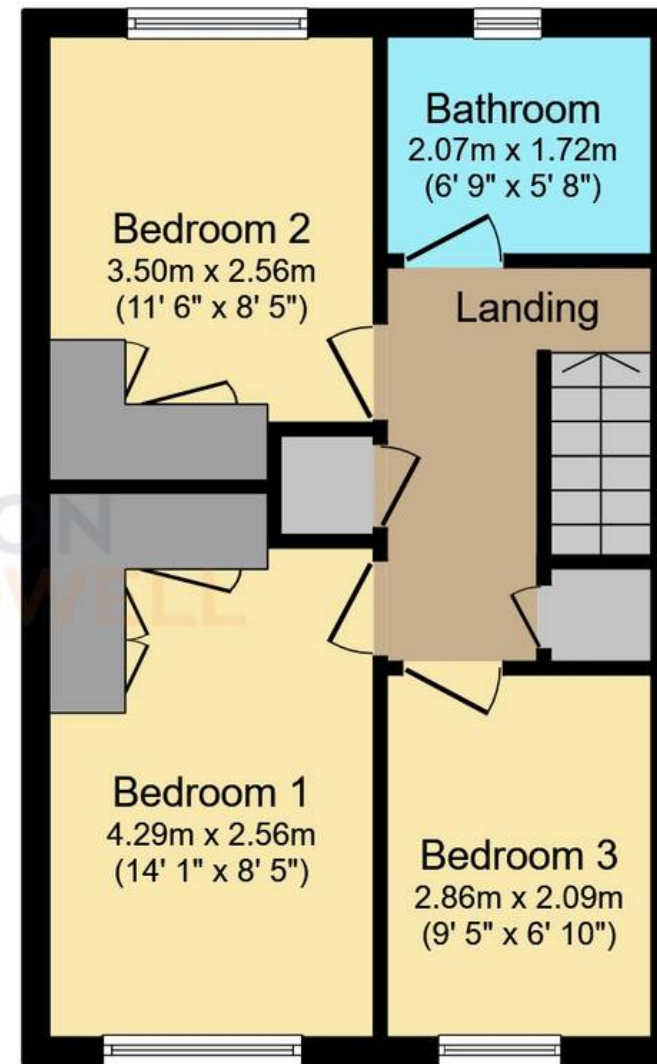
Agents Note

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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.





Ground Floor



First Floor

Total floor area: 75.0 sq.m. (807 sq.ft.)

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