



Church Lane, Thurcaston, LE4



£215,000

 3  1  1

### Key Features

- Three Bedrooms Semi Detached Home
- Heart of Thurmaston Village
- Within Walking Distance to Watermead Country Park
- Kitchen Diner & Lounge With Log Burner
- Re-Carpeted & Decorated Throughout
- Full of Character, Featuring Exposed Beams and Uniquely Shaped Rooms
- EPC rating D
- Freehold





**PERFECT FIRST BUY!** - Occupying a delighted position along the charming and historic church lane, fall in love with this characterful three bedroom semi detached cottage situated in the heart of Thurmaston village, within walking distance to an array of amenities as well the popular Watermead Country Park. Benefiting from gas central heating, the layout includes a kitchen diner, lounge, first floor landing, three well proportioned bedrooms and a contemporary bathroom. The plot offers a low maintenance courtyard to the side. Featuring views of the church, an internal inspection is essential to fully appreciate the position and size of the cottage on offer.

### Ground Floor

Upon entering the property, you are welcomed into a bright and airy kitchen/diner, thoughtfully fitted with a range of wall and base units, complemented by roll-top work surfaces and tiled splashbacks. The kitchen is well-equipped with an electric oven, gas hob, plumbing for a washing machine, space for a fridge and freezer, and a stainless steel sink with drainer. Additional features include spotlights and two uPVC double-glazed windows to the side aspect, allowing plenty of natural light.

A door leads through to the inviting reception room, centred around a charming feature log burner, perfect for cosy evenings. This space also benefits from replaced carpets and a staircase rising to the first floor.

### First Floor

Upstairs, the property offers three well proportioned bedrooms. The master bedroom benefits from a built-in wardrobe and charming views of the church through a traditional sash window.

The family bathroom features a contemporary three-piece suite, including a bath with shower over, a vanity unit with inset basin, and a WC. Additional features include a tiled surround, recessed spotlights, a heated

towel rail, and an obscure uPVC double-glazed window to the side, providing both privacy and natural light.

The landing provides access to two convenient storage cupboards, one ideal for everyday essentials, and the other housing the central heating boiler. A loft hatch leads to a boarded loft space, offering excellent additional storage. The current owners have also upgraded the landing with a new bannister and spindles, adding a fresh, stylish touch to the space.

### Outside

Set along the charming and historic Church Lane in the heart of Thurmaston village, to the side of the property is a low maintenance garden arranged for low maintenance with a timber shed and both wall and fenced boundaries. There is the potential to transform this space into a parking space due to having a dropped kerb directly outside.

### Tenure & Council Tax

We understand the property to be freehold with a flying freehold and 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

"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,

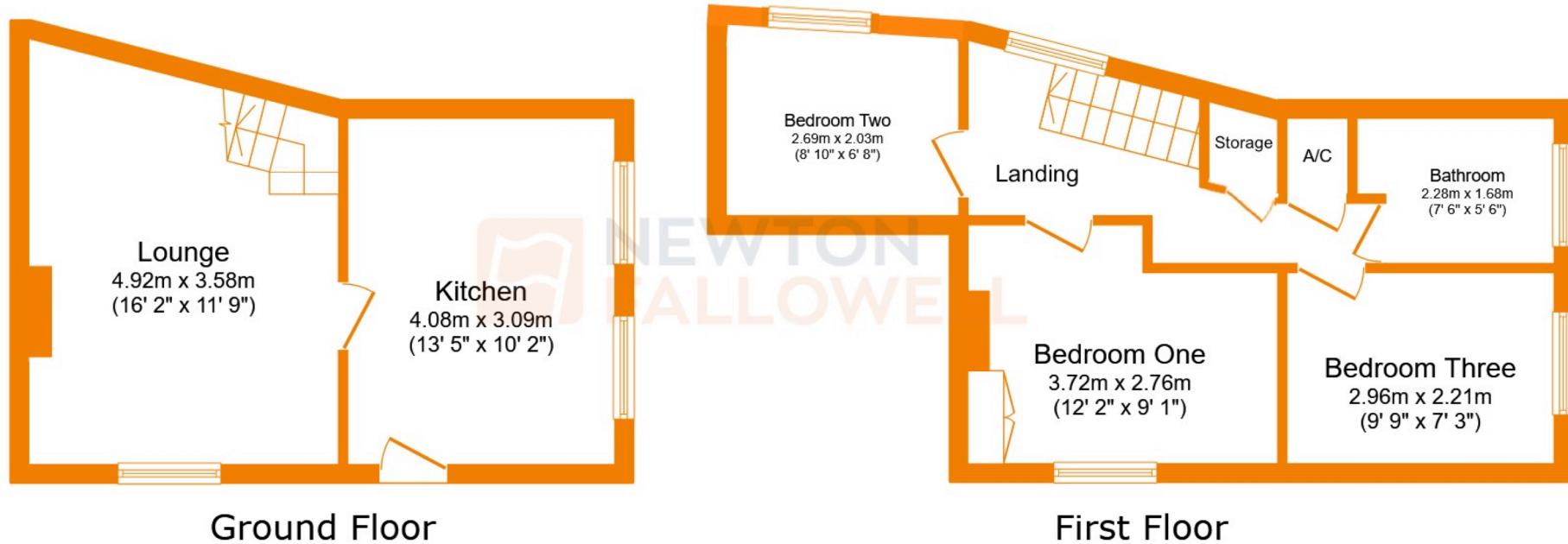
we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

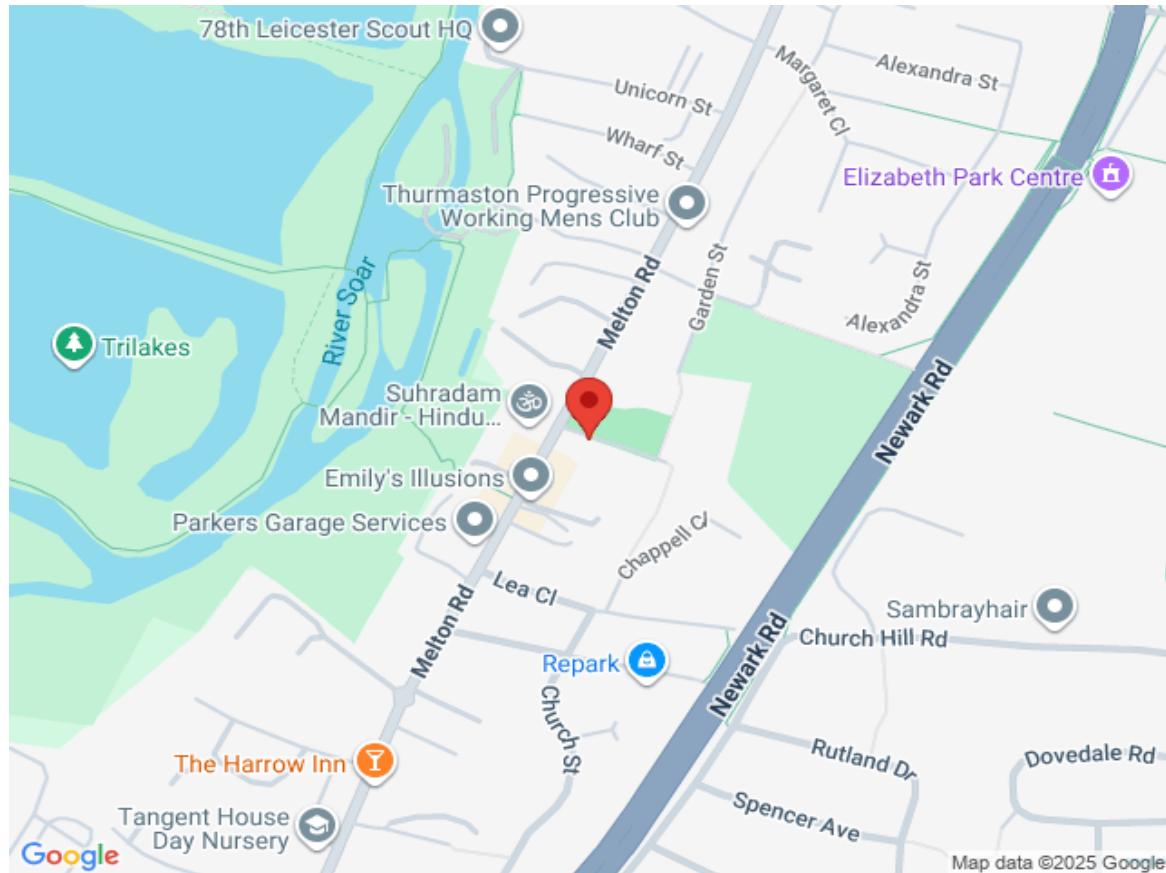
If you have a house to sell then we would love to provide you with a free no obligation valuation.







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](http://www.Propertybox.io)



 **NEWTONFALLOWELL**

0116 366 5666

[lfe@newtonfallowell.co.uk](mailto:lfe@newtonfallowell.co.uk)