



Church Lane, Thurmaston, LE4



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£215,000



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?

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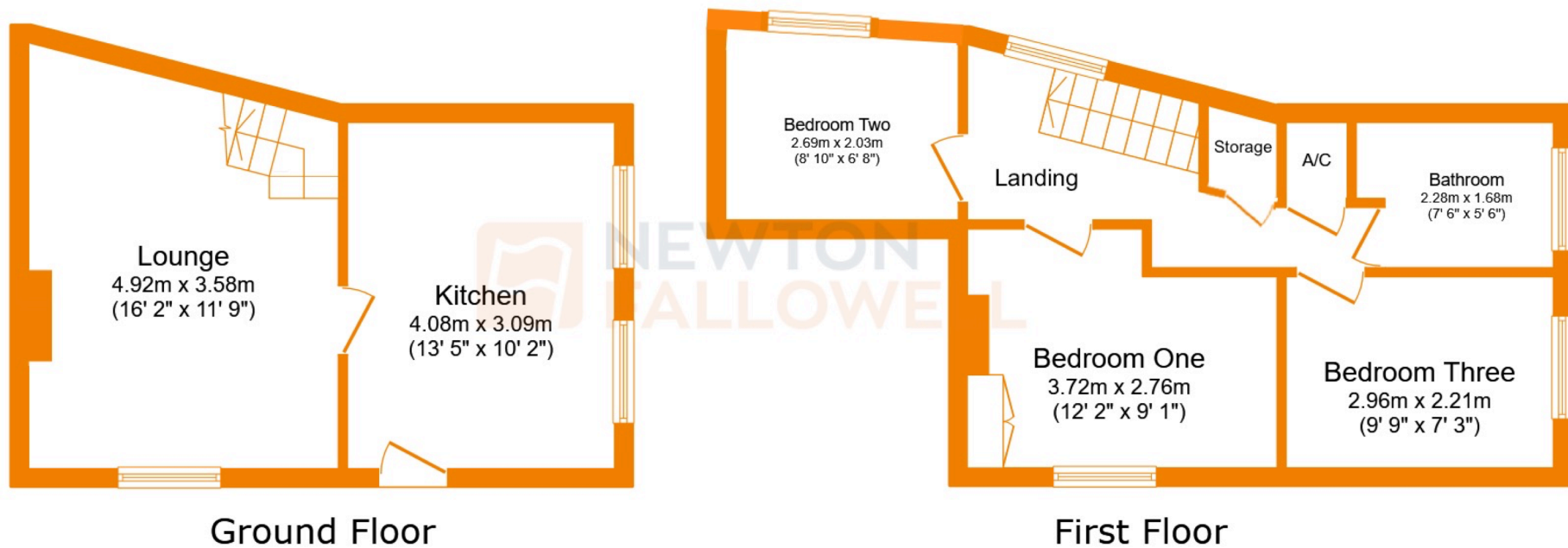
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		