



10 Ferndale Road, Thurmaston - LE4 8JD

In Excess of £350,000

 **NEWTON FALLOWELL**



10 Ferndale Road

Thurmaston, Leicester

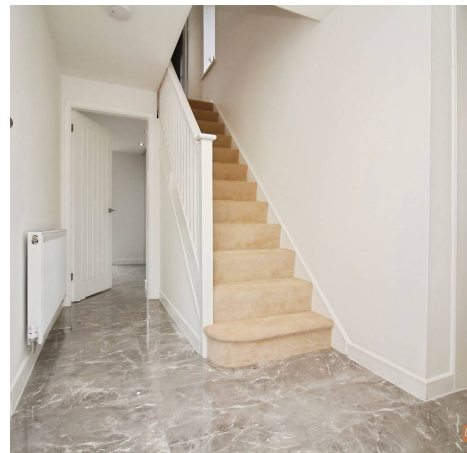
Completely transformed and comprehensively renovated, this semi-detached home has been thoughtfully remodelled from a dated property into a fabulous contemporary family residence. Offering stylish, versatile accommodation throughout, it would make an ideal home for a growing family and must be viewed in person to be fully appreciated. A particularly appealing feature is the side extension, which has created a ground-floor bedroom complete with a luxurious en-suite shower room. This versatile space is ideal for multi-generational living, guests, or those seeking space to work from home. The property benefits from gas central heating and double glazing, with the accommodation comprising an entrance hallway, reception room and impressive kitchen/diner with French doors opening onto the rear garden. To the first floor, there is a landing, three bedrooms and a family bathroom. Externally, the property offers off-road parking to the front, while the rear garden is predominantly laid to lawn, providing an attractive outdoor space for relaxation and entertaining. Situated in a popular residential location, this refurbished home is presented in genuine 'ready-to-move-into' condition and therefore an early internal viewing is highly recommended to fully appreciate what this exceptional property has to offer and avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C





Welcome to your new home

Upon entering the home, you are welcomed by an entrance hallway with tiled flooring and a staircase rising to the first floor. The reception room is presented with neutral décor and carpet flooring, with a walk-in bay window to the front elevation flooding the space with natural light. A particular highlight is the open-plan kitchen/diner, cleverly created by the current owner and fitted with a modern range of wall and base units, complementary work surfaces, soft-close drawers and brick-effect tiled splashbacks. Integrated appliances include a 'Beko' oven and hob with hood over, sink and drainer with mixer tap, 'Indesit' dishwasher and fridge freezer. Further benefits include a concealed boiler, useful pantry and French doors opening onto the rear garden. Completing the ground floor is a fourth bedroom with neutral décor and carpet flooring, enjoying the added luxury of a modern en-suite shower room with a three-piece suite.

Moving upstairs

Ascending to the first floor, a carpeted landing provides access to three bedrooms, two of which are well-proportioned doubles. Completing the upstairs accommodation is a modern family bathroom, fitted with a bath and shower over with screen, wash hand basin with storage beneath and WC, complemented by tiled surrounds and a heated towel rail. The landing also provides access to the insulated loft space.

Outside

The plot offers a landscaped paved driveway to the front providing off road parking. To the rear is a lawned garden with fencing to boundaries and a low maintenance area adjacent to the accommodation ideal for outdoor entertaining. There is also areas of lawn and a shed.



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. 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?

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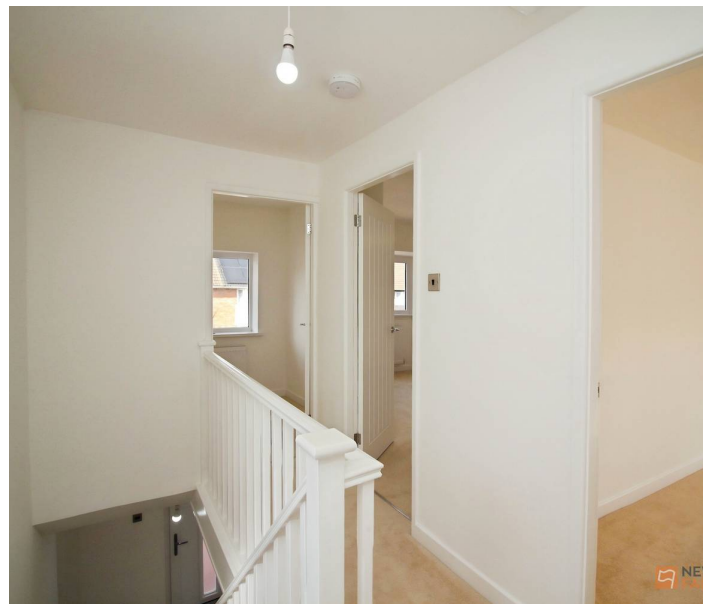


Making an Offer

"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.



Referrals

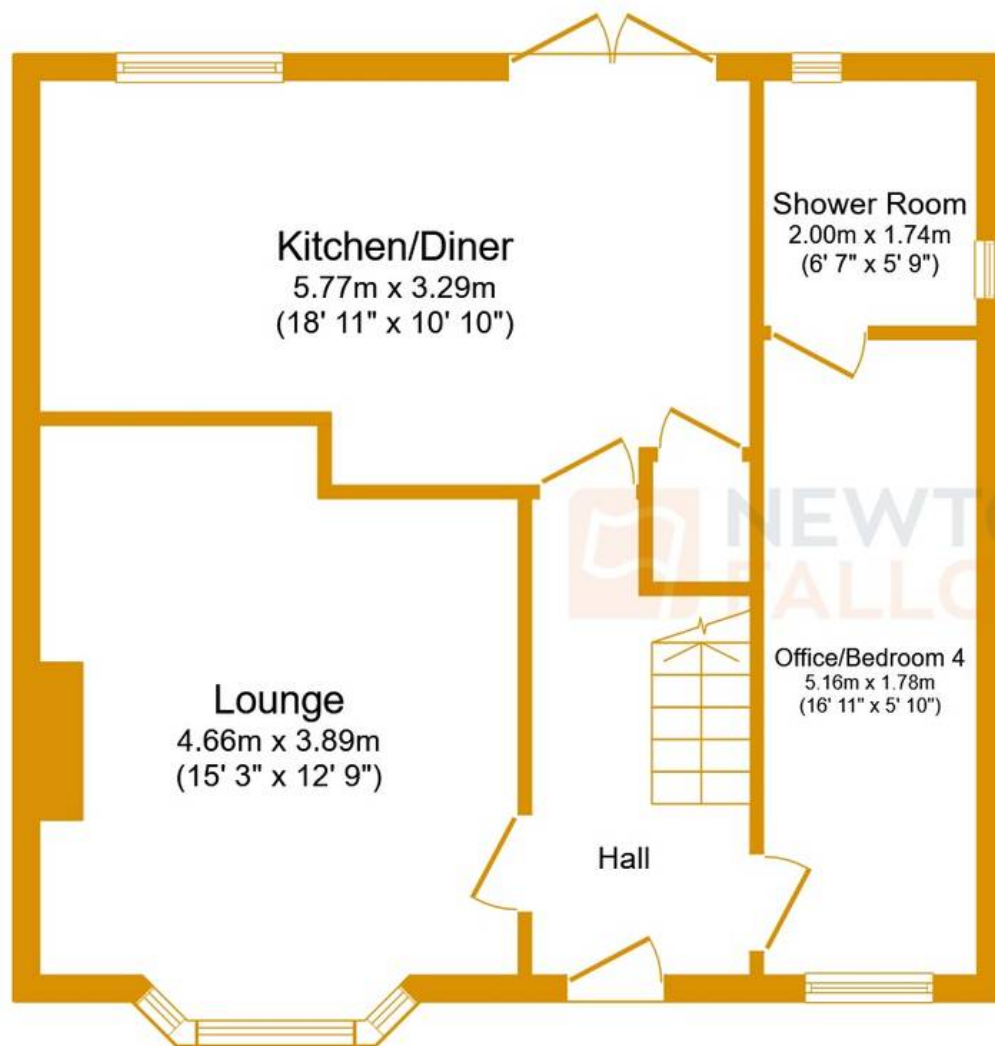
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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.

Thinking of Selling?

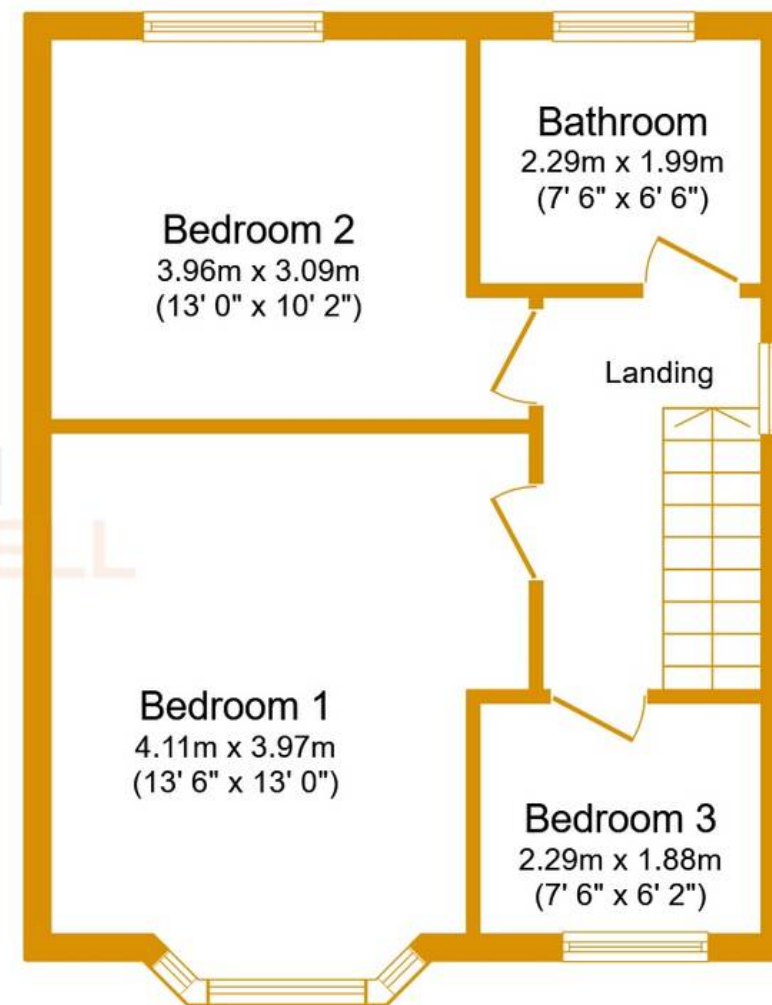
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







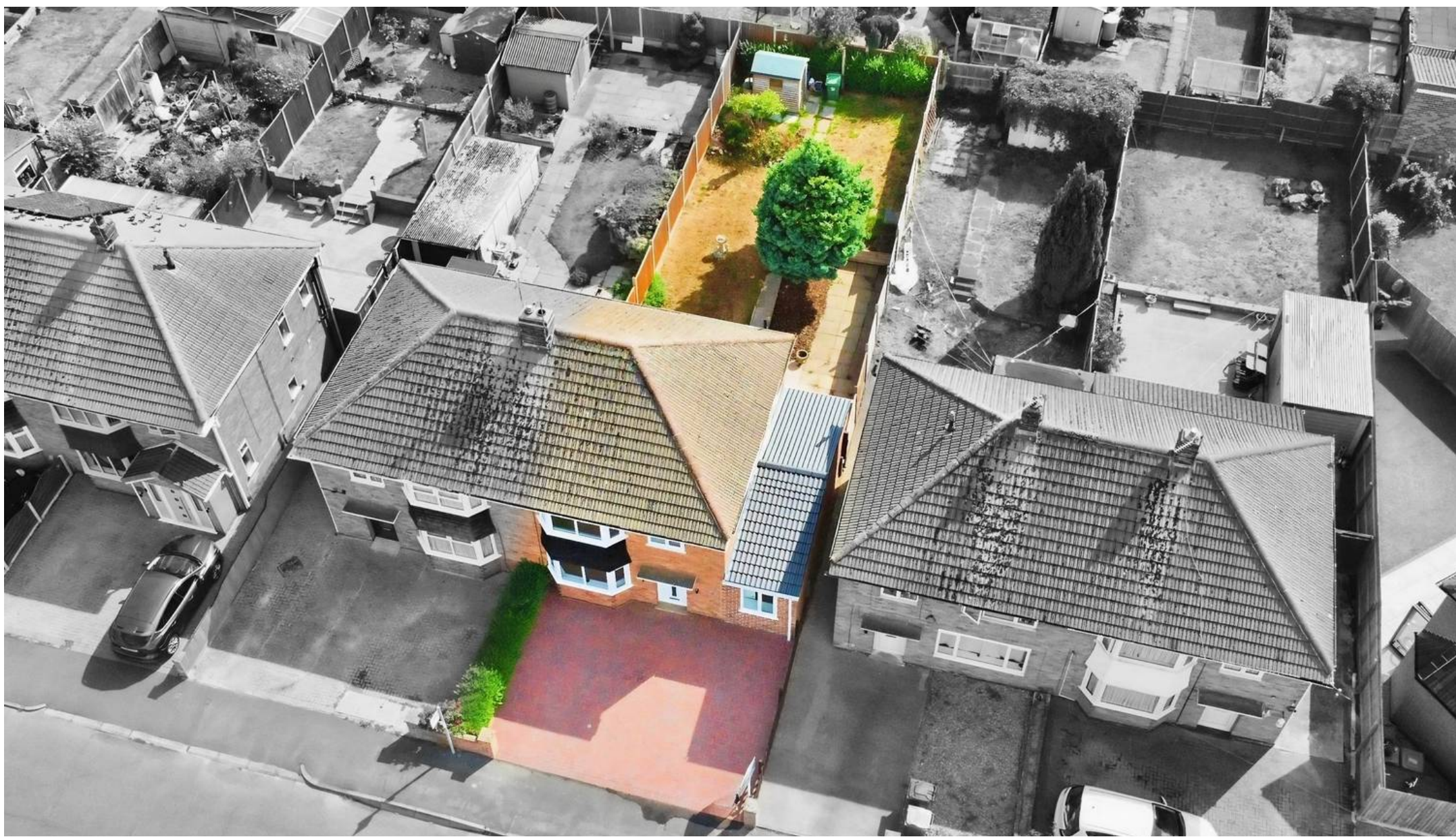
Ground Floor



First Floor

Total floor area: 98.5 sq.m. (1,060 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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