FREEHOLD







Bungalow - Detached (EPC Rating: C)

Gardenfield Road, Thurmaston, Leicester, LE4 9FZ

Offers Over

£285,000

SETHS

2 1 1 C

2 Bedroom Bungalow - Detached located in Leicester

***** DETACHED BUNGALOW - TWO BEDROOMS - GARAGE - OFF ROAD PARKING - THURMASTON *****

Seths Estate Agents are pleased to bring to market this two-bedroom detached bungalow located on Gardenfield Road in the popular village of Thurmaston, Leicester. Offered to the market with no onward chain, the property benefits from a brick-built garage, making it an ideal opportunity for downsizers and first-time buyers alike.

To the rear, the property features a generously sized garden with a slabbed patio area and a lawned garden, enclosed by a wooden perimeter, with access to the brick-built garage, which has an up-and-over door and electrics.

Internally, the accommodation is arranged on one level and comprises an entrance hall with storage, a lounge with a feature fireplace and UPVC doors opening onto the rear garden, a well-appointed kitchen with integrated appliances and access to the garden, two bedrooms, and a shower room. The loft is accessed via a hatch in the kitchen.

Contact Seths to arrange a viewing.

GROUND FLOOR

PORCH
Tiled flooring, double-glazed windows to the front, side and rear aspects. Accessed via a uPVC door. Provides access to the entrance hall.

ENTRANCE HALL
10'11" x 4'9"
Carpeted flooring, radiator, storage cupboard. Provides access to the lounge, bathroom and bedrooms.

LOUNGE
18'9" x 10'10"
Carpeted flooring, two radiators, fireplace, double-glazed window to the rear aspect. Double-glazed uPVC doors providing access to the rear garden. Double doors providing access to the kitchen.

KITCHEN
10'7" x 7'6"
Tiled flooring, partially tiled walls, standing radiator, base and eye-level units, integrated four-ring gas hob with integrated extractor over, integrated oven, integrated microwave, stainless steel sink, space and plumbing for washing machine, space for fridge, gas combination boiler, loft hatch. uPVC door providing access to the rear garden.

BEDROOM ONE
13'7" x 9'0"
Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the front aspect.

BEDROOM TWO
11'5" x 9'4"
Carpeted flooring, radiator, double-glazed window to the front aspect.

BATHROOM
7'6" x 4'11"
Vinyl flooring, tiled walls, spotlighting, standing radiator, standing shower cubicle with mixer function, wash hand basin, WC, double-glazed window to the front aspect.

OUTSIDE
To the rear, the property features a garden with a slabbed patio and a grass lawn, secluded by a wooden perimeter. The garden provides access to a brick-built garage with an up-and-over door and electrics.

GARAGE

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION



Tenure: Freehold
EPC rating: C
Council Tax Band: C (Leicester)
Council Tax Rate: £2,247.78
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband











GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



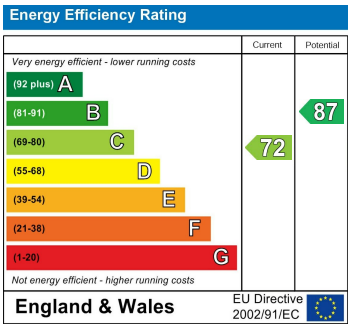
TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS