



Thorpe Field Drive, Thurmaston
Leicester, Leicestershire, LE4 8GU

NEWTONFALLOWELL 

Thorpe Field Drive, Thurmaston
Leicester, Leicestershire, LE4 8GU
£159,950

***** PERFECT FIRST TIME BUY OR BUY TO LET INVESTMENT *****
TWO BEDROOMS * POPULAR AND CONVENIENT LOCATION**
***** GARAGE TO THE REAR *****

We are delighted to offer the opportunity to acquire this well presented two bedroomed end terraced house, occupying a tucked away off-road position on a much sought after development, very convenient for local amenities including Asda superstore and retail park. Offered to the market either with sitting tenant or with vacant completion, the property will appeal to the buy to let investor or first time buyer alike.

The internal accommodation comprises in brief; lounge/diner, kitchen, first floor landing, two bedrooms and a family bathroom. Externally there are front gardens, a generous rear garden and a garage to the rear en bloc.

Accommodation

An obscure UPVC double glazed door leads to:-

Lounge/Diner

Having a laminate floor, UPVC double glazed window to the front elevation, vertically mounted radiator, spiral staircase rising to the first floor, television point and door to:-



Breakfast Kitchen

Having a tiled floor and being fitted with a range of Shaker style wall and base units with a complementary rolled edge work surface, inset stainless steel one and a third bowl sink and drainer, tiled splashbacks, integrated electric oven and grill, four ring gas hob, space for washing machine and freestanding fridge/freezer, breakfast bar, radiator, obscure UPVC double glazed window to the rear and an obscure glazed door leading to the garden.

First Floor Landing

Having a radiator and doors to:-

Master Bedroom

Having a UPVC double glazed window to the front elevation and radiator.

Bedroom Two

Having a UPVC double glazed window to the rear elevation, radiator, airing cupboard housing the hot water cylinder, built in wardrobe and loft access.

Shower Room

Having a tiled floor and being fitted with a walk in double shower cubicle, low flush WC, pedestal wash hand basin, tiling to water sensitive areas, heated chrome towel ladder and an obscure UPVC double glazed window to the side elevation.

Exterior and Gardens

To the front of the property there is a lawned and gravel garden with gated access to the rear gardens which are of generous proportions, mainly laid to lawn with a flagstoned patio, gravelled borders and a large aluminium garden shed. There is also a SINGLE GARAGE in a block to the rear.

Disclaimer

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responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans 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. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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FLOOR PLANS (if shown)

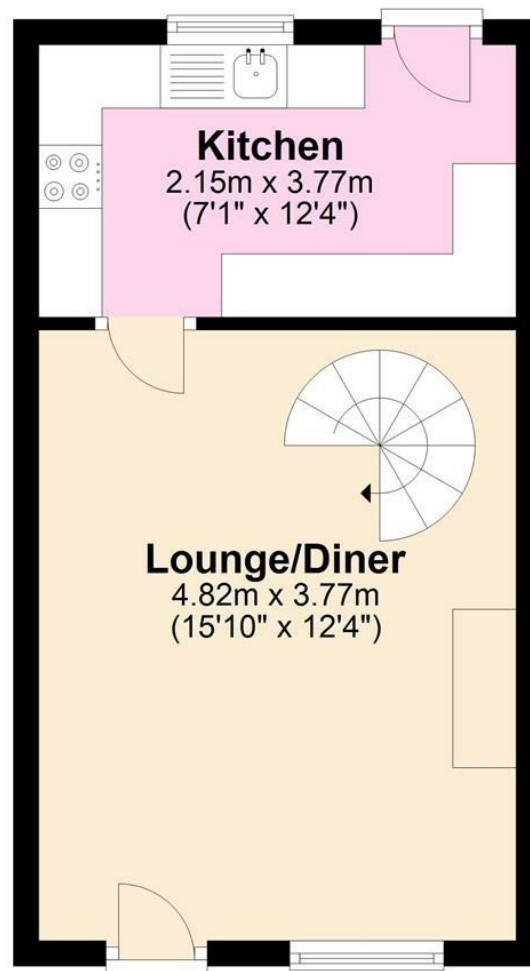
Floor plan is not to scale but meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

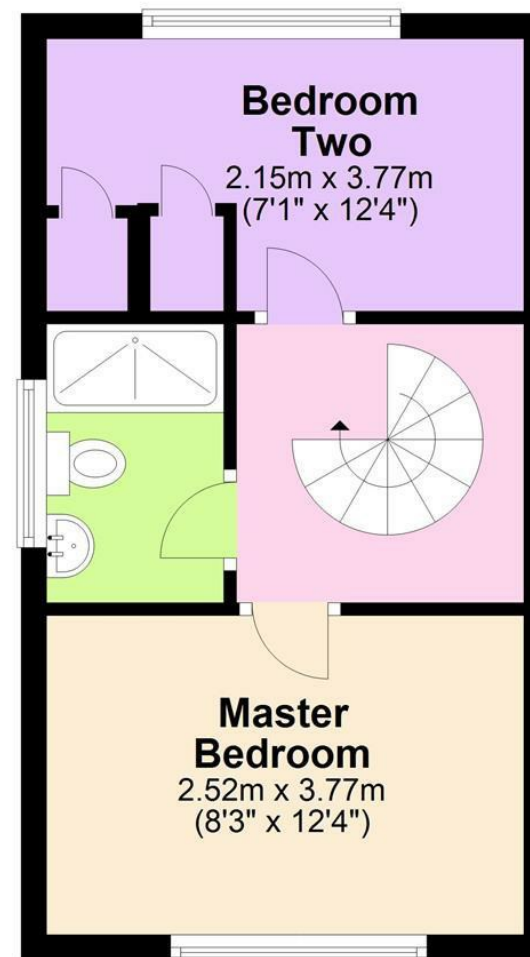
Ground Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



Total area: approx. 53.3 sq. metres (573.9 sq. feet)