



72 Sunbury Green, Thurnby Lodge, LE5 2QJ

- Three Bedroomed Mid Town House
- Gas Heating & Double Glazing
- Well Fitted Kitchen
- Off Road Parking
- Close To Local Facilities
- Viewing Essential

Nicely presented three bedroomed mid town house situated with easy access of all local facilities. The centrally heated accommodation is presented to a good standard and briefly comprises entrance hall, lounge/dining room and fitted kitchen to the ground floor and three bedrooms and bathroom to the first floor. The accommodation benefits from double glazing and stands with lawns and parking to front with further lawned gardens to rear with summerhouse. This home will ideally suit the investment and first time buyer alike and we highly recommend a early viewing.

Offers in excess of £180,000

DETAILED INFORMATION

Sunbury Green is situated within Thurnby Lodge, lying off the Scraptoft Lane which runs between Humberstone and Scraptoft, just inside the City boundary to the east of Leicester, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the market towns of Melton Mowbray, Oakham, Uppingham and Market Harborough, the Inner Ring Road which links Scraptoft Lane with Junction 21 of the M1\M69 motorway network for travel north, south and west, the attractive rolling countryside of east Leicestershire with its many scenic country walks and golf courses, and Rutland Water with its fishing, sailing, cycling and walking pursuits.

DETAILED DESCRIPTION

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DETAILED ACCOMMODATION

Hardwood and sealed double glazed door leading to:

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

LOUNGE/DINING ROOM

20' x 11'5 (6.10m x 3.48m)

Double radiator, TV point, UPVC sealed double glazed window to front and rear aspect.



KITCHEN

10'6 x 6'4 (3.20m x 1.93m)

Well fitted units comprising single stainless steel sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, plumbing for automatic washing machine, easy wipe splash back, UPVC sealed double glazed window and door to rear garden, tiled floor.



FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

14'4 x 9'5 (4.37m x 2.87m)

Radiator, UPVC sealed double glazed window, built in cupboard.



BEDROOM 2

12'10 x 10' (3.91m x 3.05m)

Radiator, UPVC sealed double glazed window, built in cupboard housing central heating boiler.



BEDROOM 3

8'7 x 7'10 (2.62m x 2.39m)

Radiator, UPVC sealed double glazed window, over stairs cupboard.

BATHROOM

7'7 x 5'6 (2.31m x 1.68m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, tiled splash backs, radiator, UPVC sealed double glazed window.



OUTSIDE

Lawns and off road parking to front with further gardens to rear comprising patio and lawns, timber summerhouse and storage outhouses.



SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with UPVC sealed units.

FIXTURE AND FITTINGS

All fixtures and fittings mentioned in the sales particulars are included in the sale.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

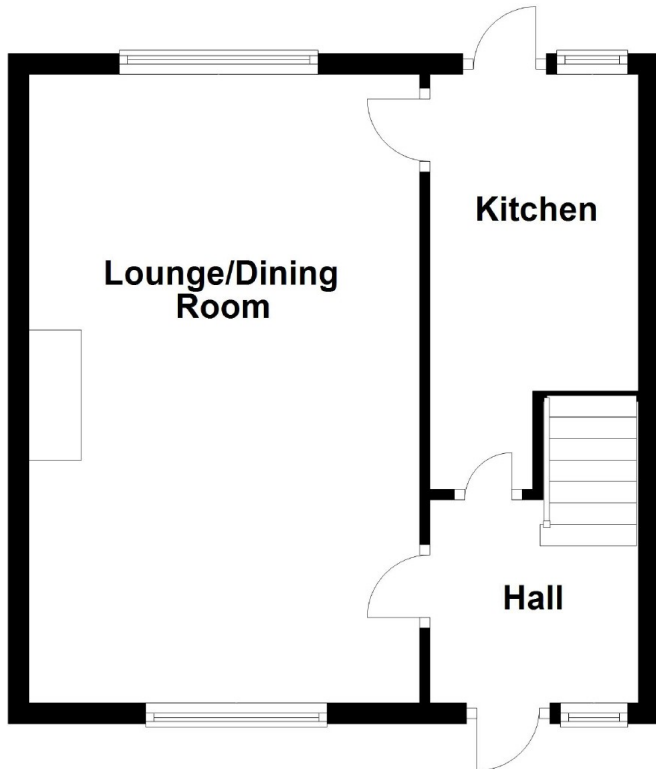
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

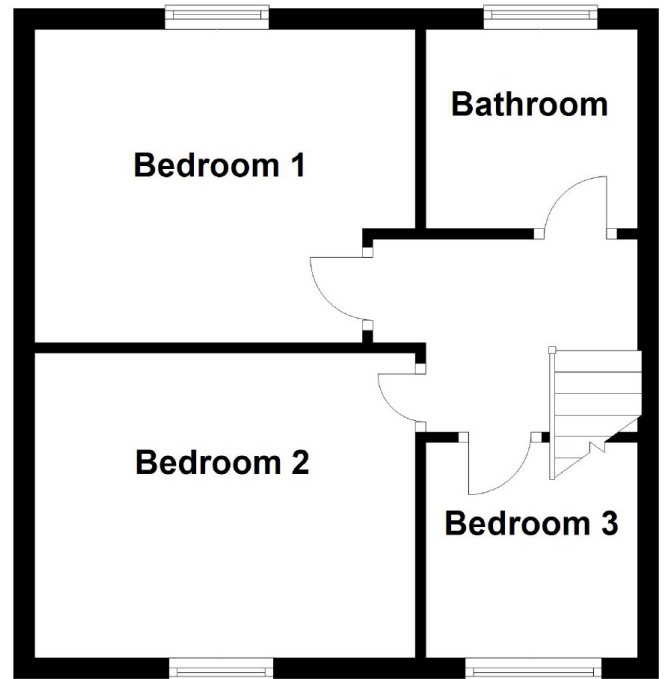
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



Ground Floor



First Floor



Directions

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

Contact us on

61 Granby Street, Leicester, Leicestershire, LE1 6FB

Tel: 0116 255 8666

Email: leicester@mooreandyork.co.uk

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give



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