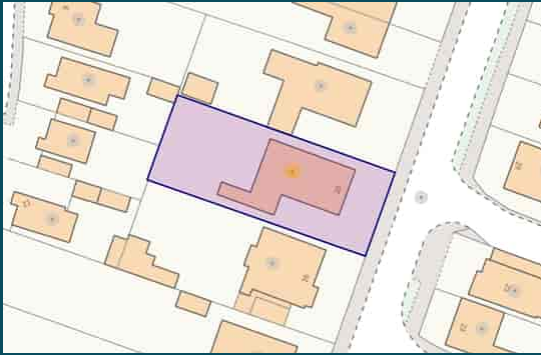




20 Colby Drive, Thurmaston, Leicester LE48LA

MOORE
& YORK



Property at a glance:

- Spacious Extended Detached Bungalow
- Four Bedrooms
- En-Suite, Family Bathroom & Cloakroom/WC
- Gas Central Heating & D\G
- No upward chain
- Sizeable 0.14 Acre Plot
- Ample Parking, Garage & Workshop
- Easy Access To Local Facilities
- Extended Lounge & Kitchen/Dining Room
- Bedroom Four On Ideal Home Office

Offers in Region of £370,000

Freehold



Deceptively spacious extended detached four bedroom bungalow situated in the heart of the popular village of Thurmaston which offers its own community atmosphere including shopping, schooling and leisure facilities and within a short drive of the popular Thurmaston Retail park and the Syston Town centre where a more comprehensive range of facilities are available. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises entrance porch, entrance hall, cloakroom/WC, extended lounge and kitchen/dining room, master bedroom with en-suite, three further bedrooms and bathroom and stands with gardens to front and rear with parking to front and side leading to garage.

DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panels leading to;

ENTRANCE PORCH

Tiled flooring, hardwood and glazed door leading to;

ENTRANCE HALL

Access to loft space.

CLOAKROOM/WC

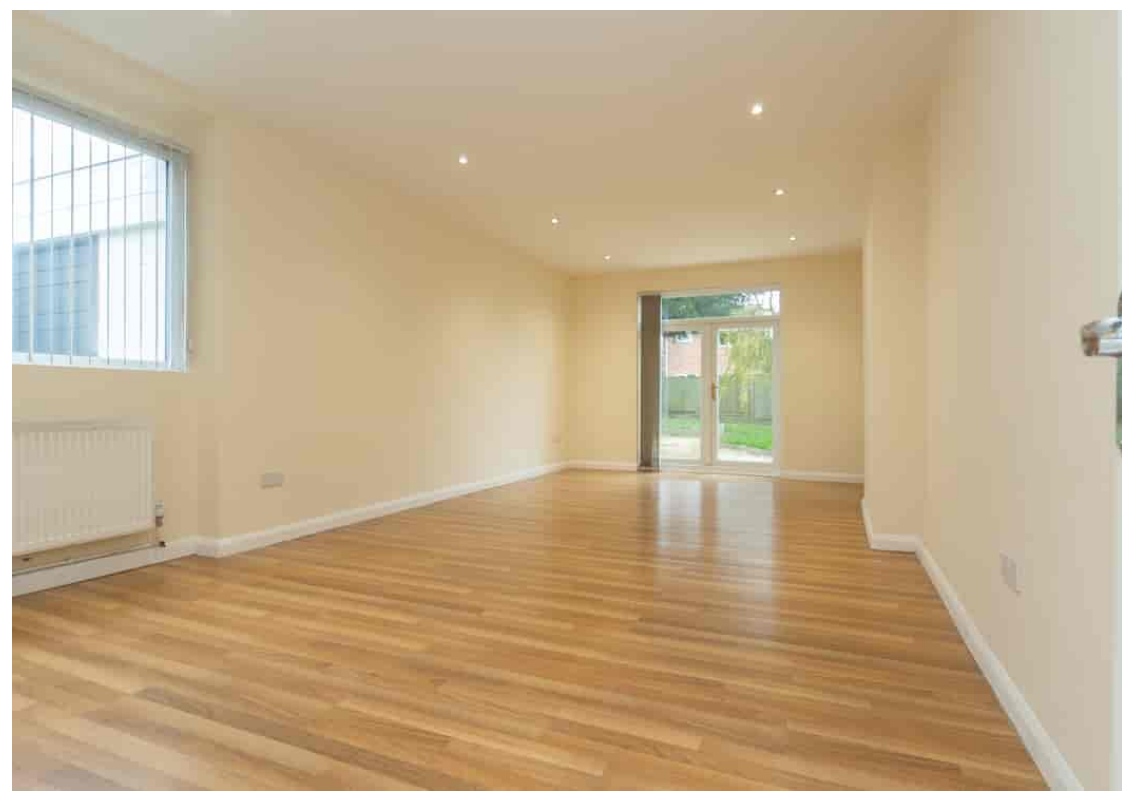
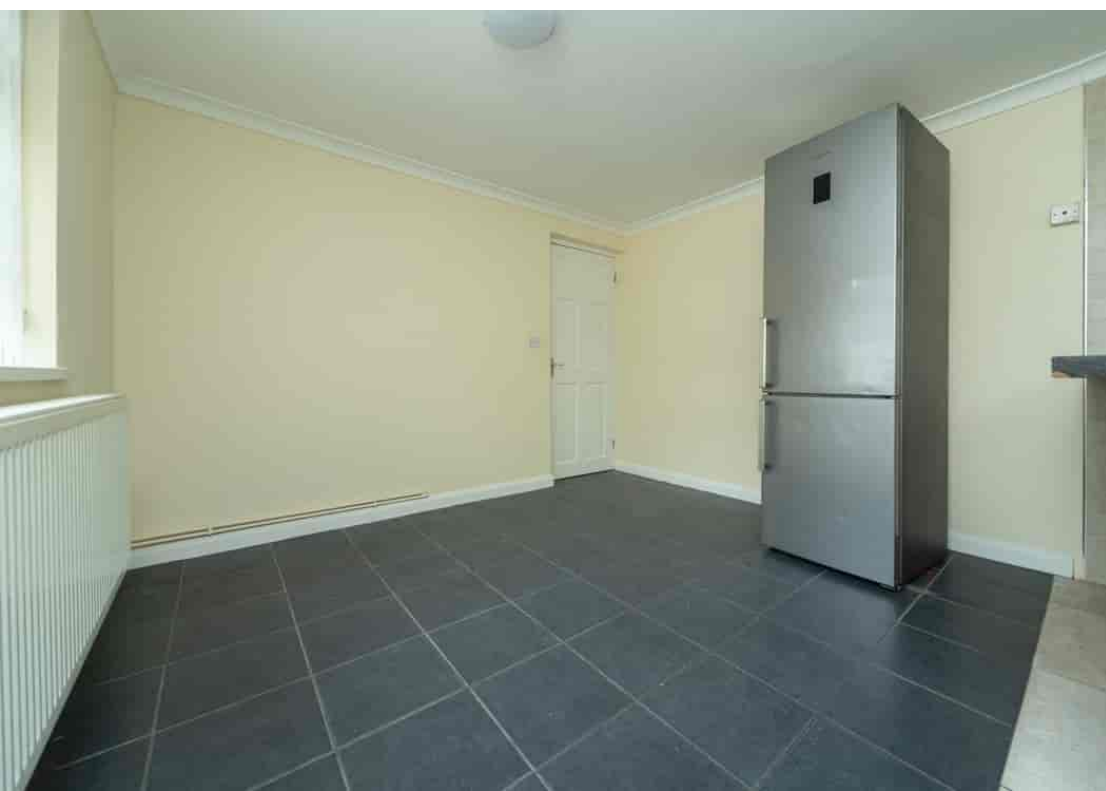
Low level WC and Pedestal wash hand basin.

LOUNGE

22' 5" x 11' 8" (6.83m x 3.56m) Radiators, TV point, UPVC sealed double glazed window, UPVC sealed double glazed French doors to rear garden.

KITCHEN/DINING ROOM

22' 5" x 11' 8" (6.83m x 3.56m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over, duel aspect UPVC sealed double glazed windows, wall mounted gas boiler, radiator, tiled aspects.





BEDROOM 1

12' 6" x 10' 2" (3.81m x 3.10m) Radiator, UPVC sealed double glazed square bay window.

EN-SUITE SHOWER ROOM

Three piece suite comprising tiled corner shower, pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window, tiled splash back, tiled flooring.

BEDROOM 2

10' 2" x 9' 11" (3.10m x 3.02m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

10' 3" x 8' 8" (3.12m x 2.64m) Radiator, UPVC sealed double glazed window.

BEDROOM 4

10' 3" x 8' 4" (3.12m x 2.54m) Radiator, UPVC sealed double glazed window.

BATHROOM

6' 5" x 4' 6" (1.96m x 1.37m) Two piece suite comprising paneled bath and pedestal wash hand basin, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

Tarmac driveway to front and side providing ample parking leading to garage with up and over door, patio and lawns to rear with inset evergreen bed.

VIEWING

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

SERVICES

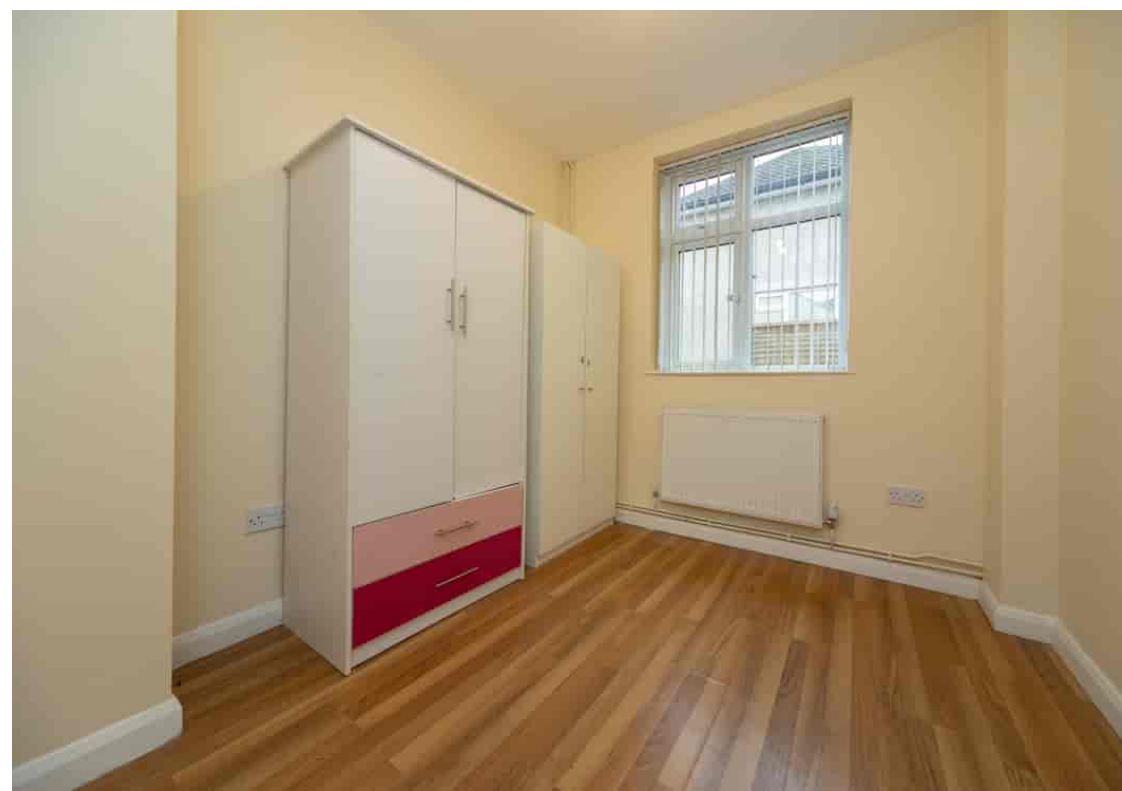
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double-glazed.

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, 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.

TENURE

Freehold

COUNCIL TAX BAND

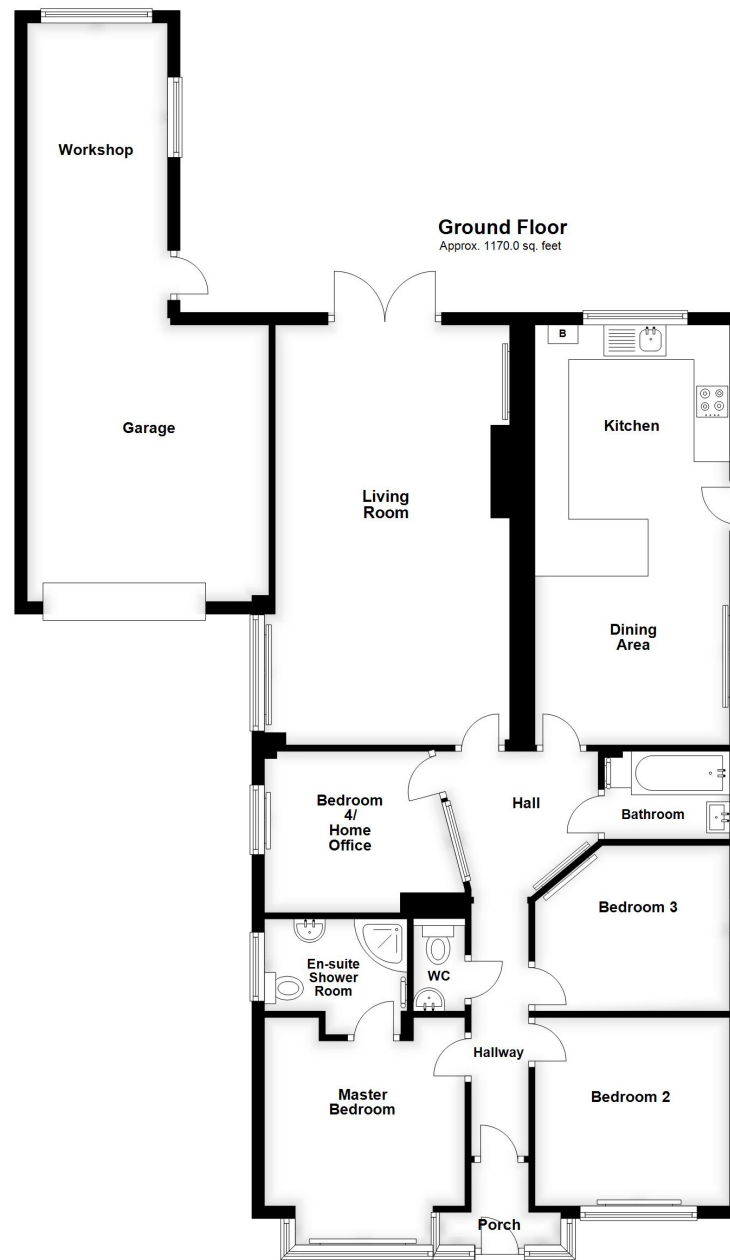
Charnwood D

EPC RATING

D

GENERAL INFORMATION

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Ground Floor
Approx. 1170.0 sq. feet

Total area: approx. 1170.0 sq. feet

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 guarantees regarding this property &€” if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

