



33 Colby Drive, Thurmaston, Leicester LE48LD

MOORE  
& YORK



### Property at a glance:

- Detached Bungalow
- Good Sized Plot
- Lounge, Dining Areas & Kitchen
- No Onward Chain
- Two Bedrooms & Shower Room
- Car Port and Garage
- Gas Central Heating & D\G
- Easy Access Local Facilities

£275,000 Freehold



Welcome to this detached bungalow located in the highly sought-after area of Thurmaston, offering the perfect blend of comfort, convenience, and potential. This lovely two-bedroom home is ideal for those looking to enjoy single-level living with the flexibility to personalise and create their own perfect space. Situated in a peaceful neighbourhood, the property boasts excellent access to local amenities, schools, parks, and transport links, making it an ideal choice for families, retirees, or first-time buyers alike. The centrally heated and double glazed accommodation comprises entrance hall, good sized living room with adjacent dining area leading to a functional kitchen featuring ample storage and work surfaces. The property includes a generously sized master bedroom with fitted wardrobes bedrooms and a further bedroom and shower room. Outside, the property benefits from a sizeable garden, perfect for outdoor entertaining, gardening, or simply unwinding in the fresh air. The garden is well-established and offers plenty of scope for enhancement to suit your tastes. Additionally, this home offers off-street parking, car port and detached garage. The surrounding community in Thurmaston is renowned for its friendly atmosphere and accessibility, with local shops, eateries, and leisure facilities just a short walk or drive away. Excellent transport connections make commuting straightforward, connecting you to Leicester city centre, Syston Town centre and beyond.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to:

#### ENTRANCE HALL

Radiator.

#### LOUNGE AREA

19' 5" x 9' 11" (5.92m x 3.02m) Radiator, sealed double glazed sliding patio door to rear garden, display fire an surround, TV point, open plan aspect to;



### DINING AREA

10' 10" x 8' 0" (3.30m x 2.44m) Radiator, UPVC sealed double glazed window.

#### KITCHEN

12' 10" x 7' 2" (3.91m x 2.18m) Comprising one and a half bowl sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, tiled splash backs, plumbing for washing machine, UPVC sealed double glazed window and door.











### BEDROOM 1

16' 11" x 10' 5" (5.16m x 3.17m) Radiator, UPVC sealed double glazed bow window, fitted wardrobes and matching draws, access to loft space.

### BEDROOM 2

12' 2" x 7' 5" (3.71m x 2.26m) Radiator, UPVC sealed double glazed window.

### OUTSIDE

Parking to front leading to side gated access to car port and rear detached garage. Good sized patio and lawn garden with evergreen and floral borders.

### 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.

### 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

### ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks

### EPC RATING

TBC

### TENURE

Freehold

### COUNCIL TAX BAND

Charnwood D















## FLOOR PLANS

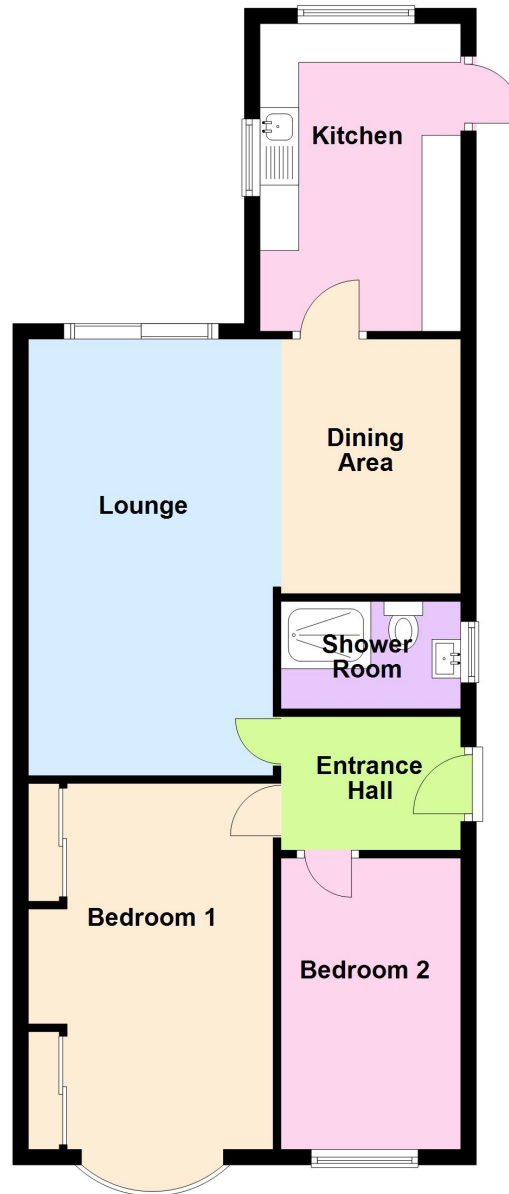
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

## IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



## Ground Floor



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

