



5 Cresswell Close, Thurmaston, Leicestershire, LE48LH

MOORE  
& YORK



### Property at a glance:

- Modern Detached Bungalow
- Two Bedrooms
- Cul-De -Sac Location
- Open Countryside Views to Rear
- Gas Central Heating & D\G
- Ample Parking & Garage
- No Upward Chain
- Easy Access Local Facilities

Asking Price £265,000 Freehold



Modern detached bungalow situated in this small cul-de-sac location with open countryside views to rear offering easy access to the local facilities of Thurmaston including the popular Retail Park. The centrally heated and double glazed accommodation briefly comprises entrance porch, lounge/dining room, kitchen, two bedrooms and bathroom and stands with nicely presented rear garden and detached garage and parking to front. The property is being sold with no upward chain and an early viewing is recommended.

#### DETAILED ACCOMMODATION

Sealed double glazed door leading to:

#### ENTRANCE PORCH

UPVC sealed double glazed window.

#### LOUNGE/DINING ROOM

15' 8" x 11' 8" (4.78m x 3.56m) Covered radiator, UPVC sealed double glazed bow window, TV point.

#### KITCHEN

14' 9" x 9' 2" (4.50m x 2.79m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards' under, complementary wall mounted eye level cupboards, plumbing for washing machine, UPVC sealed double glazed window and door, tiled splash backs.

#### BEDROOM 1

11' 6" x 10' 3" (3.51m x 3.12m) Radiator, UPVC sealed double glazed window, built in wardrobes.

#### BEDROOM 2

9' 1" x 7' 0" (2.77m x 2.13m) Covered radiator, UPVC sealed double glazed window.





## **BATHROOM**

6' 1" x 5' 11" (1.85m x 1.80m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

## **OUTSIDE**

Driveway to front providing parking leading to garage with up and over door, patio and lawn garden to rear with floral and evergreen borders with open countryside views.

## **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.

## **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

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

Charnwood C

## **EPC RATING**

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



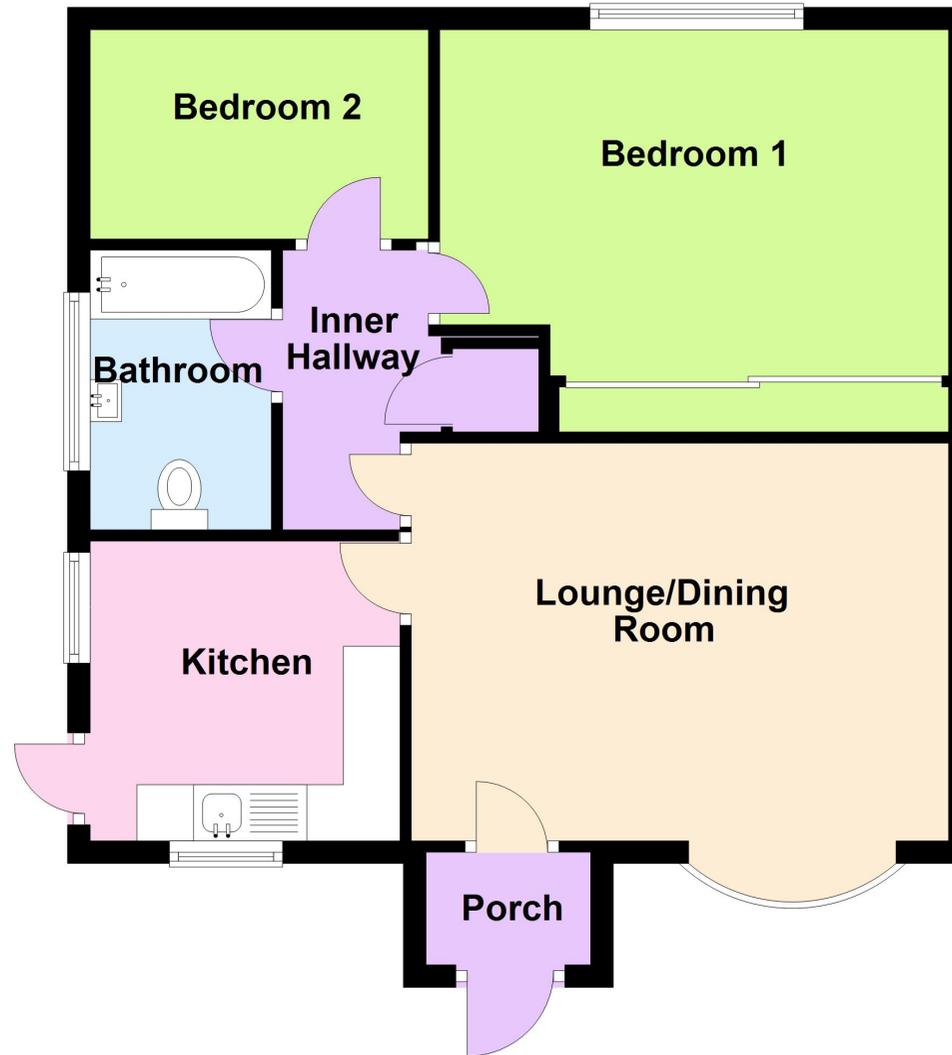


### **IMPORTANT INFORMATION**

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

Approx. 56.6 sq. metres (609.2 sq. feet)



Total area: approx. 56.6 sq. metres (609.2 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

