

FREEHOLD



Bungalow - Detached (EPC Rating:)

SOUTHDOWN DRIVE, THURMASTON, LE4 8HS

Offers Over:

£325,000



2 Bedroom Bungalow - Detached located in Leicester

*** NO CHAIN - DETACHED BUNGALOW - TWO BEDROOMS - OFF ROAD PARKING ***

Seths Estate Agents are thrilled to offer this spacious two-bedroom bungalow on Southdown Drive.

This property opens to a welcoming entrance hall leading to all rooms, including a generously sized lounge with carpeted flooring and a sliding UPVC door opening onto the rear garden. Both bedrooms are well-proportioned, with double-glazed windows facing the front aspect, allowing plenty of natural light. The kitchen is equipped with base and eye-level units, an integrated gas burner with an oven and extractor, and space for a washing machine. A PVC door from the kitchen provides direct access to the garden, perfect for easy indoor-outdoor living.

Outside, the rear garden offers a paved patio, a well-maintained lawn, and additional outbuildings, including a single garage accessible via wooden doors, a shed, and a greenhouse.

An excellent investment or family home, this property is offered with no onward chain and is ready for viewing. Contact Seths Estate Agents at 0116 266 9977 to arrange your appointment.

ENTRANCE HALL

The entrance hall has carpeted flooring and is accessed via a UPVC door, with access to all rooms on the first floor and a storage cupboard.

LOUNGE

19'9" x 10'6"

The lounge features carpeted flooring, a radiator, and a double-glazed sliding UPVC door that opens into the garden.

KITCHEN

15'8" x 8'9"

The kitchen features vinyl flooring, partially tiled walls, and a radiator. It includes a gas-powered combination boiler, alarm control panel, stainless steel sink with a mixer tap, and both base and eye-level units. There's also a space for a washing machine and an integrated four-point gas burner, oven, and extractor. A double-glazed PVC door leads to the garden.

BEDROOM ONE

11'6" x 10'6"

Bedroom one is carpeted with a radiator and a double-glazed window facing the front.

BEDROOM TWO

9'6" x 8'9"

This bedroom includes carpeted flooring, a radiator, and a double-glazed window facing the front aspect.

BATHROOM

The bathroom has vinyl flooring, fully tiled walls, a wash hand basin, a mixer shower, toilet, a radiator, and a double-glazed window facing the side. There's a loft access hatch as well.

OUTSIDE

The garden is accessible through the kitchen or the driveway via a wooden gate. It includes a slabbed patio area, an ample lawn, a wooden fenced perimeter, a single garage accessed through wooden doors, a greenhouse, and an additional wooden shed.

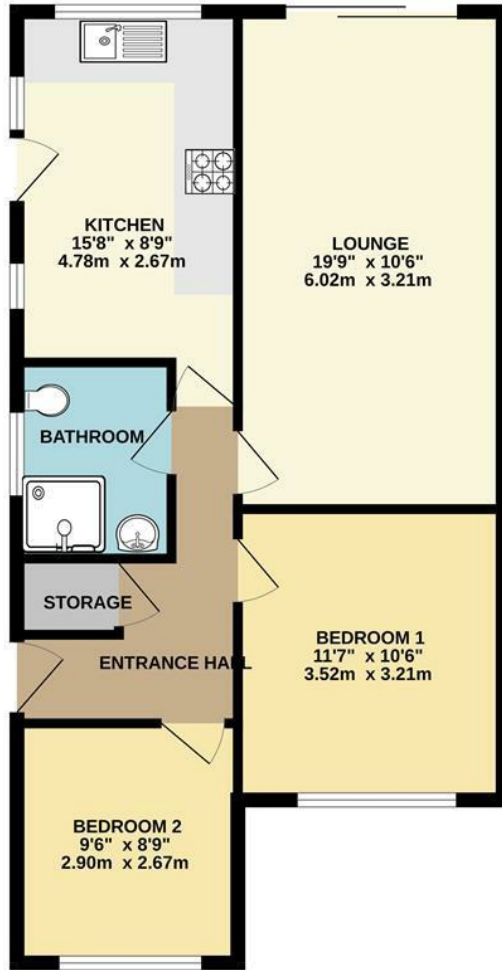
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COUNCIL TAX BAND - C

ADDITIONAL INFORMATION



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.