



**DRAFT DETAILS**

**1 FESTIVAL AVENUE, THURMASTON,  
LEICESTERSHIRE, LE4 8JA**



**PRICE: £190,000**

Situated within close proximity of the village centre and with easy access to Loughborough, Leicester and surrounding towns. This 2/3 bedroom detached bungalow offers spacious accommodation with scope for further improvements. The accommodation itself comprises of an entrance hall with a lounge, lean-to, main bedroom and family bathroom. Fitted kitchen with dining room or bedroom 3 off, which then leads into bedroom 2. With gardens to both the front and rear, off-road parking and garage. The property demands an internal inspection to appreciate the accommodation on offer. Energy Rating D.

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**Residential Sales**

## ACCOMMODATION:

**ENTRANCE PORCH:** With quarry tiled flooring. Obscure UPVC double-glazed door leads to: -

**ENTRANCE HALL:** Two ceiling light points. Central heating radiator. Recessed storage cupboard. Door to the rear leading to the **LEAN TO** and internal doors giving access to: -

**LOUNGE:** 4.06m x 3.1m (13' 4" x 10' 2") Bow window to the front elevation. Two ceiling light points. Central heating radiator. Five bar gas fire with timber surround. UPVC double-glazed door and window to the rear.

**BEDROOM 1:** 3.66m x 3.02m (12' 0" x 9' 11") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**LEAN TO:** Timber door leading to garden. Glazed windows overlooking garden.

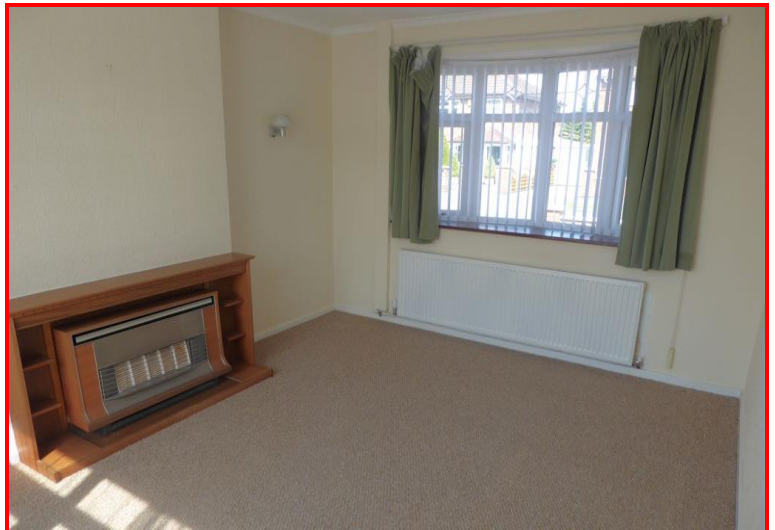
**FAMILY BATHROOM:** Comprising of at three piece suite to include walk-in shower cubicle, WC and wash hand basin. Obscure UPVC double-glazed window to the front elevation. Ceiling light point. Heated ladder effect towel rail. Loft access hatch. Cupboard housing the Ideal boiler. Full height tiling to one wall and shoulder height to another wall.

**KITCHEN:** 3.53m x 2.11m (11' 7" x 6' 11") Comprises of a range of base and eye level units with roll edge worksurface. Inset stainless steel sink with side drainer and mixer taps over. Oven and separate four ring gas hob. Space for washing machine and fridge or freezer. UPVC double-glazed window to the front elevation. Ceiling striplight. Central heating radiator. Door through to: -

**DINING ROOM/BEDROOM 3:** 3.51m x 3.3m (11' 6" x 10' 10") UPVC double-glazed bow window to the front elevation. Ceiling light point. Central heating radiator. Feature fireplace. Door through to: -

**BEDROOM 2:** 3.68m x 2.97m (12' 1" x 9' 9") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**OUTSIDE:** To the front, there is a driveway leading to the property's garage. Left to this, there is low maintenance pea gravelled area with circular stone inset and planting borders to the front. A slabbed walkway leads to the entrance porch. To the rear, there is a slabbed patio area to the right hand side with a pedestrian access leading to the front. The rest of the garden is laid to a shaped lawn. To the left hand corner, there is standing for timber store and greenhouse. The garden is enclosed by panelled fencing.





**DIRECTIONS:** From our office, proceed in a southerly direction on the A6 Leicester Road and at the traffic island junction, turn left onto the bypass. Continue along for some distance and at the large traffic island junction before Birstall, take the first exit on the A46. Continue along the A46 and at the Hobby Horse traffic island junction, turn right as signposted for Thurmaston. At the next traffic island junction, continue straight over and shortly after passing the pedestrian bridge at the traffic lights, turn left and immediately left again. Then turn right, taking the first left onto Festival Avenue where Number 1 can be located on the right hand side.

**SERVICES:** All services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION:** We understand the property to be freehold and vacant possession will be given upon completion of the sale.

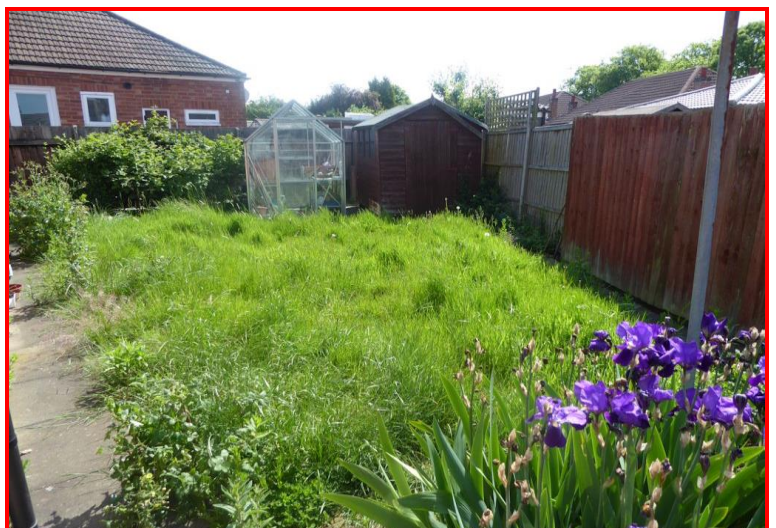
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

**VIEWING:** Strictly by prior appointment through ourselves.

**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on 31/05/2017. We are members of The Property Ombudsman scheme.



## Ground Floor

