

Aston & Co

ESTATE & LETTING AGENTS



27 The Coppice

Thurmaston, Leicester, LE4 8NT

£1,150 Per Month



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Aston & Co are delighted to offer to the market this well presented, detached bungalow set in the popular village of Thurmaston. The accommodation briefly consists of, porch, entrance hall, lounge-diner, kitchen, three bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating, garage and off road parking, Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Detached Bungalow
- Popular Village Location
- Generous Plot
- Three Bedrooms
- Gas Central Heating, Upvc double glazing
- Garage & Parking
- Viewing Essential
- EPC Rating TBC, Freehold, Council Tax Band C



Location

Thurmaston is located around 3 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Churchill & Eastfield Infant Schools and The Roundhill Academy.

The Property

The property is entered via a upvc double glazed door leading into.

Porch

4'1" x 4'0" (1.27 x 1.23)

With glazed door leading into.

Entrance Hall

21'9" x 5'1" (6.64 x 1.55)

With loft hatch, airing cupboard and provides access to the following.

Lounge-Diner

17'10" x 13'0" (5.46 x 3.97)

With bay window to the front, laminate wood flooring and feature fire place.

Kitchen

10'7" x 9'2" (3.25 x 2.80)

Fitted with a range of floor and wall mounted units with roll top work surface and tiled splashbacks. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine and door leading to the rear garden.

Bedroom One

12'8" 12'9" (3.87 3.89)

With built in cupboard and window to the side aspect.

Bedroom Two

9'5" x 12'9" (2.89 x 3.90)

With fitted wardrobes and window to the side aspect.

Bedroom Three

9'6" x 7'4" (2.90 x 2.24)

With window to the front aspect.

Bathroom

6'2" x 7'5" (1.89 x 2.28)

Fitted with a three piece suite comprising, low level wc, vanity unit with mounted basin and bath with shower over.

Outside

To the front is a low maintenance garden with planted borders, to the side is drive way providing car standing for two vehicles which in turn leads to the garage.

To the rear is good size garden with patio and gravelled areas, fenced boundaries with the remainder being laid to law.

Garage

With up and over door, power, light and door leading to the rear garden.

Services

The property benefits from mains, gas, water, electric and drainage.

Internet-standard & superfast see Ofcom checker for more details.

Mobile see Ofcom checker for more details.



Floor Plan



Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

67 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: lettings@astonandco.co.uk
<https://astonandco.co.uk/>

Area Map



Energy Efficiency 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 	