

Aston&Co
ESTATE & LETTING AGENTS

# 53 Highway Road

Thurmaston, Leicester, LE4 8FR

**£335,000**

2 1 1

EXTENDED DETACHED BUNGALOW, TWO DOUBLE BEDROOMS, GENEROUS PLOT, NO UPWARD CHAIN!
Aston & Co are delighted to offer to the market this spacious, two bedroom detached bungalow located just a short walk from the retail park in the ever-popular village of Thurmaston. The accommodation briefly consists of, entrance hall, lounge-diner, kitchen-diner, two double bedrooms and a shower room. The property also benefits from upvc double glazing, gas central heating, rear garden, off road parking and a garage. Internal viewing is highly recommended and strictly by appointment only.

- Extended Detached Bungalow
- Spacious Lounge-Diner & Kitchen-Diner
- Two Double Bedrooms
- Generous Rear Garden
- Garage & Off Road Parking
- Gas Central Heating & UPVC Double Glazing
- 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 double glazed upvc door leading into.

## Entrance Hall
10'8" x 2'11" (3.26 x 0.90 )
Providing access to the following.

## Lounge-Diner
27'0" x 13'4" (8.24 x 4.08 )
With wall mounted gas fire, arch leading to the kitchen-diner and upvc patio door leading onto the rear garden.

## Kitchen-Diner
10'4" x 18'2" (3.17 x 5.56 )
Fitted with a range of floor and wall mounted units with rolltop work surfaces and tiled splashbacks. The kitchen also benefits from a fitted oven hob and extractor, sink and drainer unit and plumbing for a washing machine.

## Bedroom One
11'8" x 10'5" (3.56 x 3.19 )
With bay window to the front and fitted wardrobes.

## Bedroom Two
11'8" x 10'5" (3.56 x 3.19)
With bay window to the front and fitted wardrobes.

## Shower Room
4'11" x 10'5" (1.51 x 3.19 )
Fitted with a three piece suite comprising walk in shower, low level wc and vanity unit with mounted basin.

## Outside
To the front is a drive and low maintenance garden with access leading to the rear garden and garage.
To the rear is a mature, well stocked garden with patios and lawned areas with fenced boundaries.

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

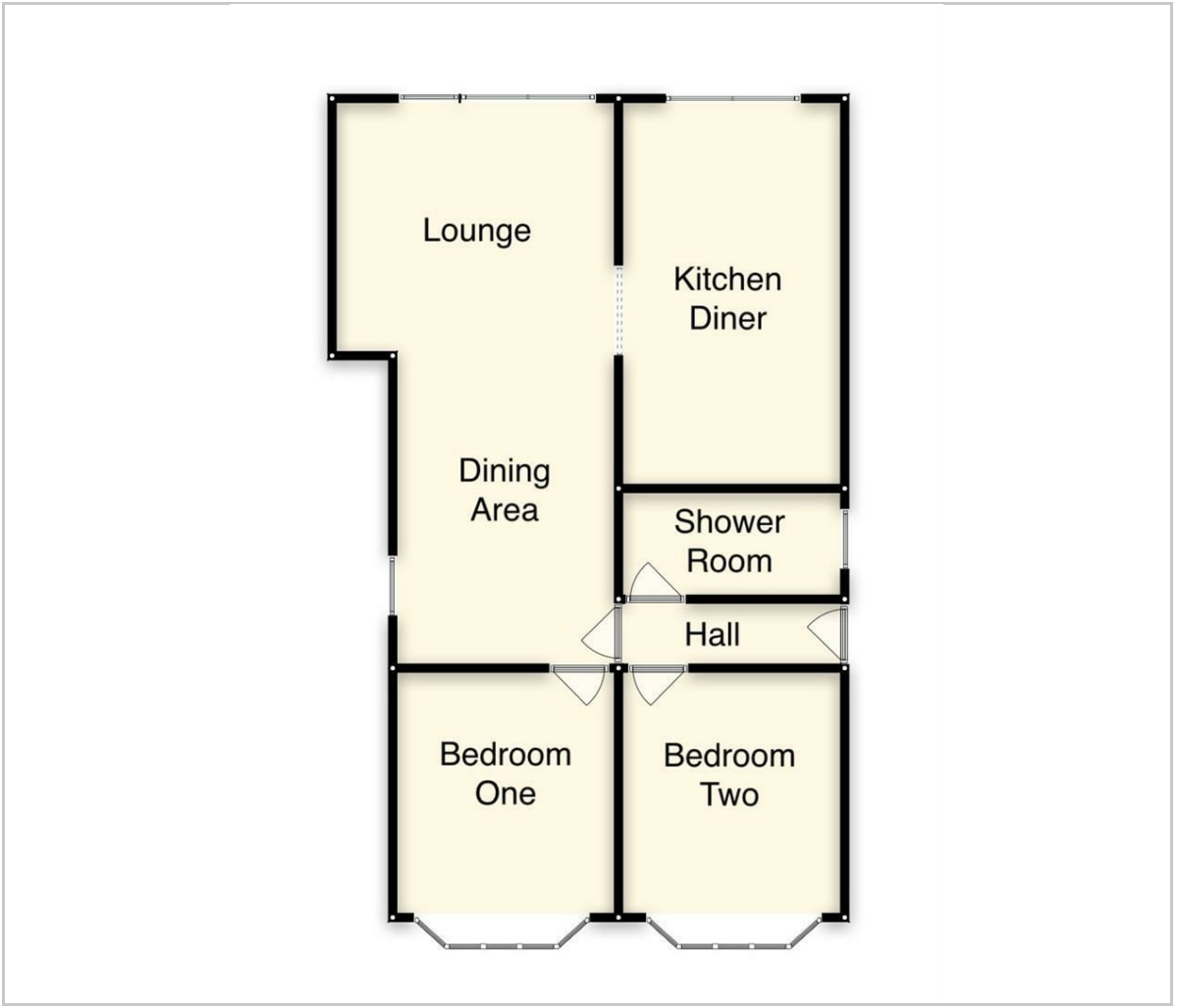




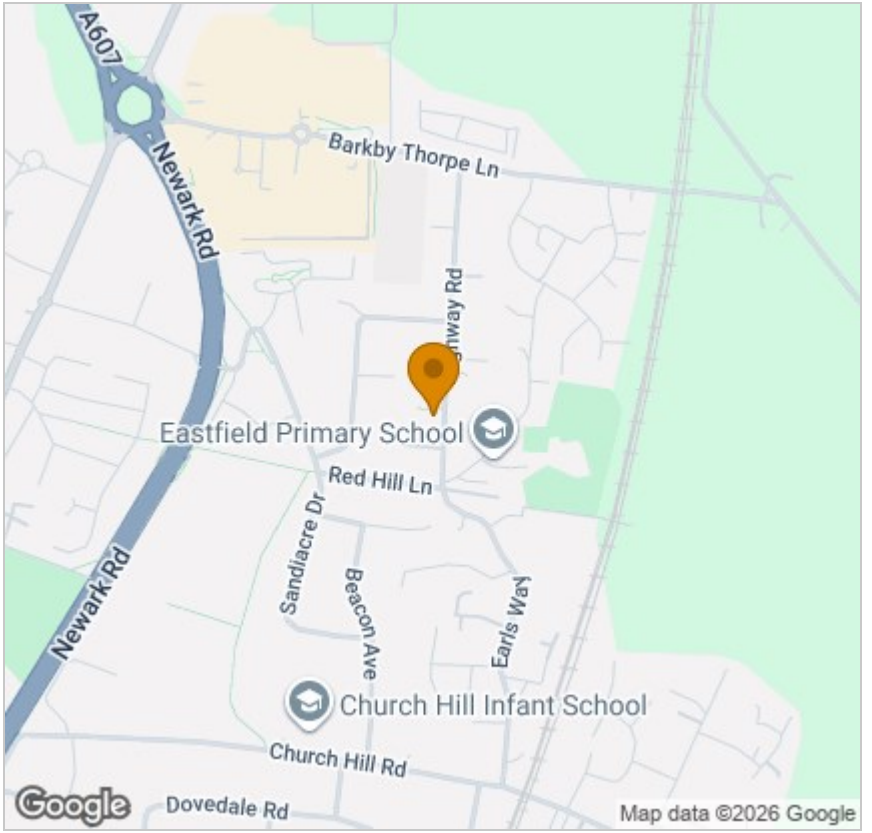




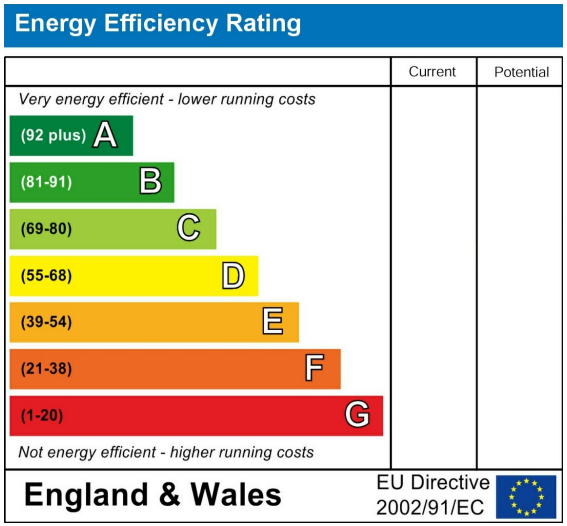
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Syston Sales Office on 0116 2607788 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**4 High Street Syston, Leicester, LE7 1GP**
**Tel: 0116 2607788 Email: syston@astonandco.co.uk https://astonandco.co.uk/**