



38 Price Way

Thurmaston, Leicester, LE4 8BG

**£290,000**





**DETACHED BUNGALOW, NO UPWARD CHAIN, CUL DE SAC LOCATION!!**

Set on a generous plot at the head of a quiet cul-de sac in popular village of Thurmaston, this detached bungalow is must view for potential buyers. The accommodation briefly consists of, entrance hall, a spacious lounge-diner, large conservatory, breakfast kitchen, two good size bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating, garage and off road parking. Viewing is strictly by appointment only.

- Detached Bungalow
- Cul-de-sac Location
- Lounge-diner, Large Conservatory, Breakfast Kitchen
- Two Good Size Bedrooms
- Garage & Off Road Parking
- Upvc Double Glazing & Gas Central Heating
- No Chain
- EPC D, Freehold, Council Tax Band D





**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 door leading in to.

**Entrance Hall**

5'10" x 4'1" (1.78 x 1.26 )

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

**Breakfast Kitchen**

9'10" x 12'4" (3.00 x 3.76 )

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, tiled flooring and door leading to the rear garden.

**Lounge-Diner**

11'1" x 15'8" (3.38 x 4.80 )

With coved ceiling, fire and patio doors leading into.

**Conservatory**

14'6" x 14'7" (4.42 x 4.45 )

With laminate wood flooring, power, light and french doors leading on to the rear garden.

**Rear Hall**

Providing access to the following.

**Bedroom One**

14'9" x 9'4" (4.50 x 2.86 )

With box bay window and fitted wardrobes.

**Bedroom Two**

9'3" x 8'8" (2.84 x 2.65)

With window to the front.

**Bathroom**

5'6" x 7'3" (1.68 x 2.23)

Fitted with a three piece suite comprising, low level wc, pedestal basin and bath.

**Outside**

The front of the property is block paved and provides off road parking which in turn leads to the property, garage and gated access to the rear. To the rear is a generous well stocked garden with patio, lawned and gravelled areas with fenced boundaries.

**Garage**

16'4" x 8'0" (5.00 x 2.45 )

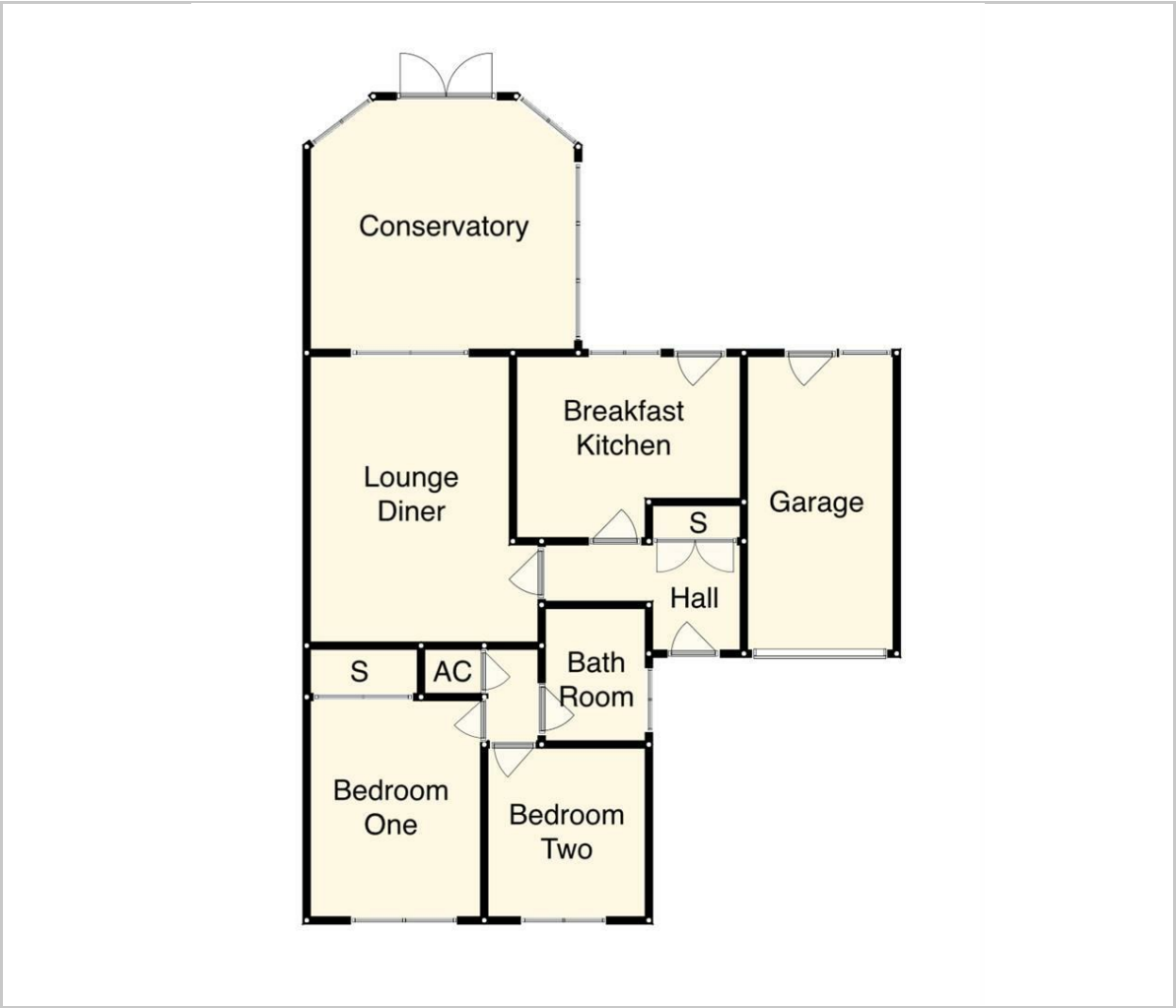
With up and over door power and light.

**Services**

The property benefits from mains, gas, water, electric and drainage.  
Internet, standard, super and ultra fast, see ofcom checker for more details  
Mobile see ofcom checker for details.



Floor Plan



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.

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Area Map



Energy Efficiency Graph

