

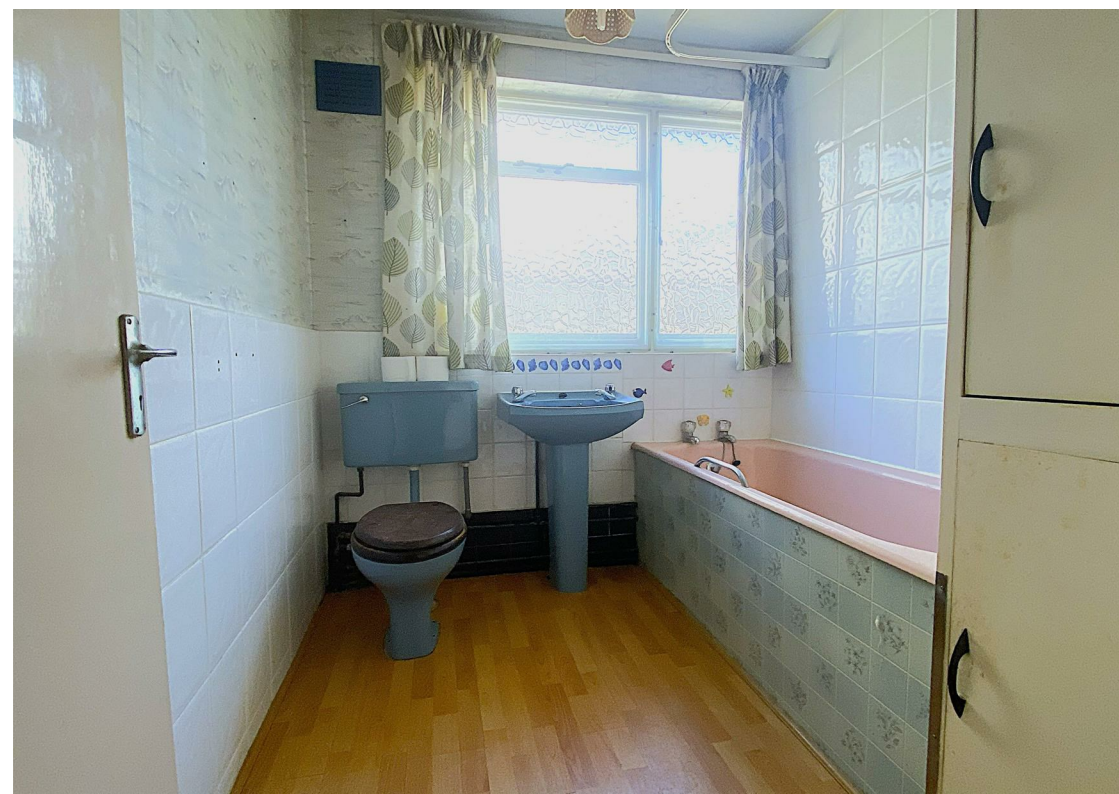


97 Humberstone Lane
Thurmaston, Leicester, LE4 8HL
£275,000



SPACIOUS DETACHED BUNGALOW, VILLAGE LOCATION, NO UPWARD CHAIN!
Set in the ever popular village of Thurmaston this spacious bungalow offers great potential and is perfect for buyers wanting to put their mark on a property. The accommodation briefly consists of, porch, entrance hall, lounge-diner, breakfast kitchen, two double bedrooms and a bathroom. The property also benefits from front and rear gardens, gas central heating, off road parking for several vehicles and a garage. Internal viewing is highly recommended and strictly by appointment only.

- Spacious Detached Bungalow
- Some Modernisation Required but Offers Great Potential
- Two Double Bedrooms
- Garage & Parking
- Front & Rear Gardens
- Gas Central Heating
- Viewing Essential
- EPC Rating TBC, 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.

Entrance Porch

4'10" x 2'11" (1.49 x 0.91)

Hall

9'10" x 7'8" (3.00 x 2.35)

Lounge-Diner

17'0" x 11'10" (5.19 x 3.62)

Kitchen

11'10" x 11'10" (3.63 x 3.61)

Bedroom One

11'11" x 11'11" (3.64 x 3.64)

Bedroom Two

11'10" x 11'10" (3.63 x 3.62)

Bathroom

7'8" x 6'10" (2.36 x 2.09)

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

Outside

To the front is a paved garden with walled boundaries, paved driveway to the side of the property which in turn leads to the rear garden and garage. To the rear is a lawned garden with planted borders and walled boundaries.

Garage

With up and over door, power and light.

Services

With up and over door, power and light.



Floor Plan



Viewing

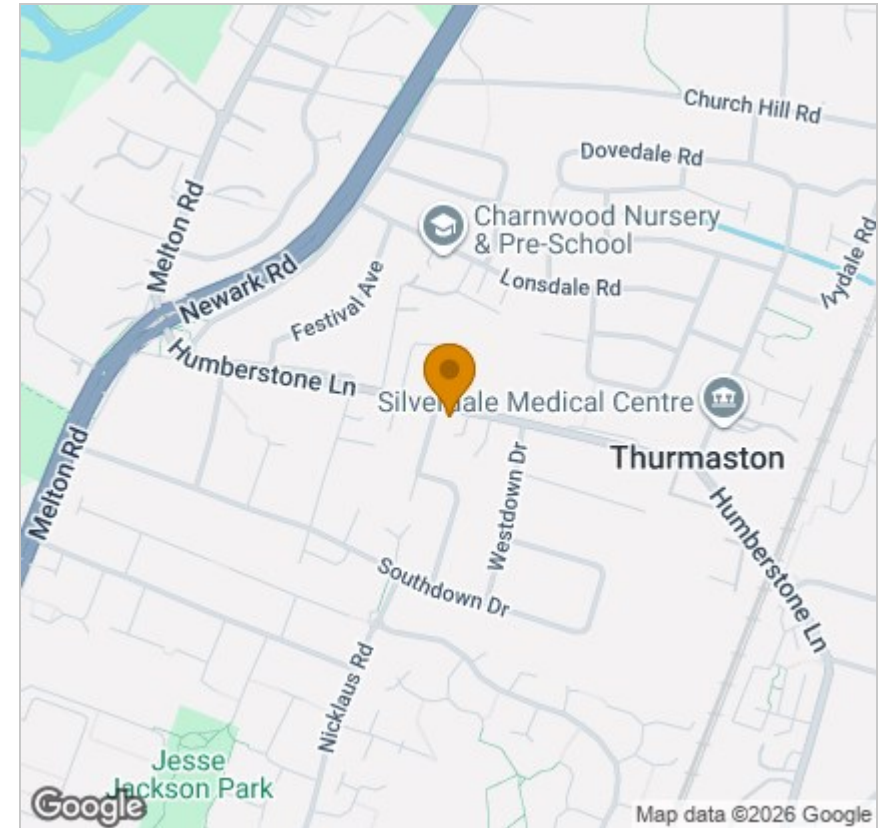
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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.

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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	