Aston&Co
ESTATE & LETTING AGENTS




# 12 Beacon Avenue

, Thurmaston, LE4 8DY

**£260,000**

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WELL PRESENTED, SPACIOUS BUNGALOW, POPULAR VILLAGE LOCATION, NO UPWARD CHAIN!
Aston & Co are delighted to offer to the market this well presented, deceptively spacious bungalow set in the ever popular village of Thurmaston. The accommodation briefly consists of, entrance hall, lounge, kitchen-diner, conservatory, shower room and two bedrooms. The property also benefits from upvc double glazing, gas central heating, rear garden, garage and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented, Deceptively Spacious Bungalow
- Popular Village Location
- Generous Lounge, Kitchen-Diner & Conservatory
- Two Good Size Bedrooms
- Mature Rear Garden
- Garage & Off Road Parking
- Upvc Double Glazing & Gas Central Heating
- EPC Rating TBC, Freehold, Council Tax Band B







## 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.

## Entrance Hall
With storage cupboard, loft hatch, laminate wood flooring and provides access to the following.

## Kitchen Diner
9'8" x 8'8" (2.97 x 2.65)
Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a fitted oven and hob, sink and drainer unit, plumbing for a washing machine and space for a dryer.

## Lounge
10'10" x 15'9" (3.32 x 4.82 )
With window to the front, coved ceiling and fire with feature surround.

## Conservatory
7'9" x 17'8" (2.37 x 5.39 )
With laminate wood flooring, radiator and french doors leading onto the rear garden.

## Shower Room
5'7" x 6'4" (1.71 x 1.95 )
Fitted with a three piece suite comprising, low level wc, pedestal basin and walk in shower.

## Bedroom One
10'11" x 13'7" (3.34 x 4.15 )
With built in wardrobes and door to the conservatory.

## Bedroom Two
9'10" x 8'9" (3.01 x 2.69)
With window to the side and rear and door leading into the conservatory

## Outside
To the front of the of the property is off road parking which in-turn leads to the property and gated access to the rear and the garage.
To the rear is a good size, well stocked mature garden with fenced boundaries.

## Garage
16'2" x 8'7" (4.95 x 2.62 )
With electric up and over door, personnel door to the side and French doors to the rear.

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

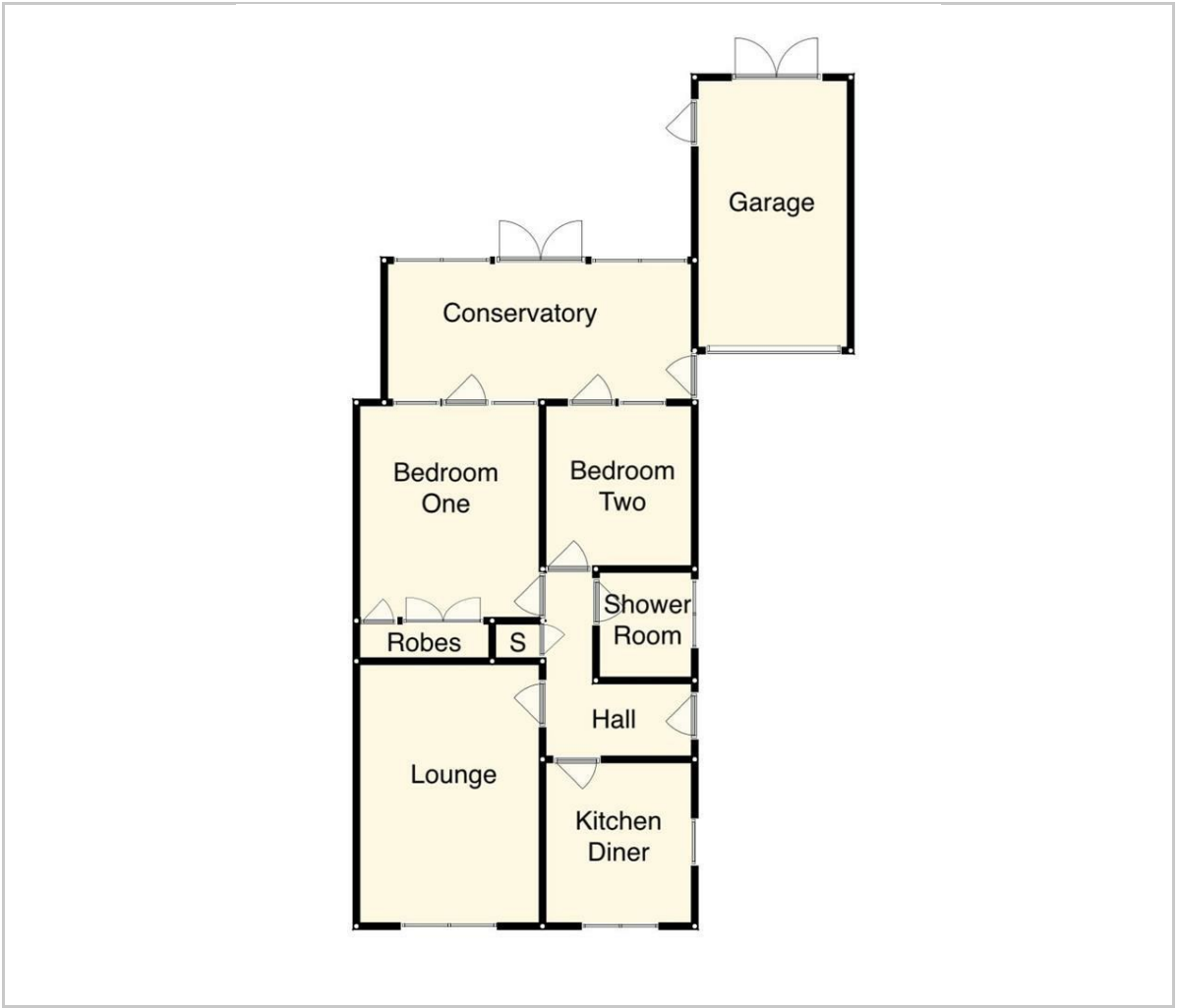








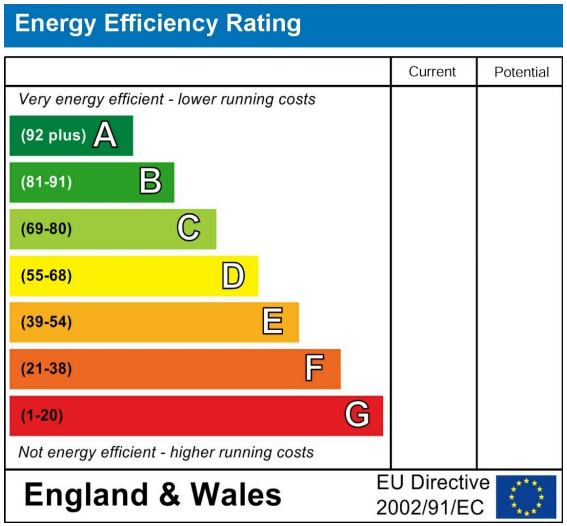
## Floor Plan




## 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.

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