



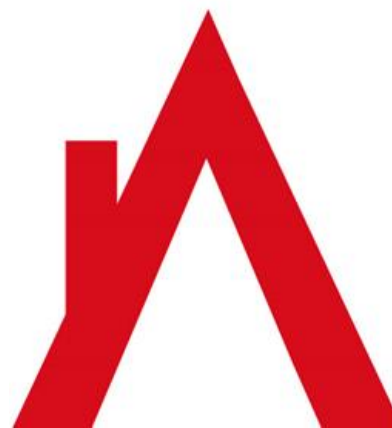
## 96 June Avenue

Leicester LE4 9TE

**£285,000**

- Immaculately Presented
- Cul-de-sac Location
- Garage & Parking
- No Upwards Chain
- Detached Bungalow
- Three Bedrooms
- Stunning Rear Garden
- EPC Rating E

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## **Brief Description**

Set on a generous plot on the Thurmaston-Leicester border this immaculately presented detached bungalow is a must view for potential buyers. The accommodation briefly consists of, entrance hall, breakfast kitchen, a spacious lounge, three bedrooms, bathroom and a separate wc. The property also benefits from, gas central heating, upvc double glazing, garage, off road parking and a stunning rear garden with field views to the rear. Viewing is strictly by appointment only.



## **The Area**

The property is located on the border of Thurmaston & Leicester city around 4 miles north of Leicester City Centre and approximately 12 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Fosse Park Shopping Centre and the motorway network including the M1 & M69. Local Schools include Churchill & Eastfield Infant Schools and The Roundhill Academy.

**Need help arranging your finances?  
Aston & Co Financial Services offer free, no obligation advice.  
Call 0116 260 7788 to arrange your meeting**

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## The Accommodation

**Draft Details Awaiting Vendor Approval**

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

**Entrance Hall** 16' 4" x 3' 10" (4.97m x 1.17m)(maximum measurements) With coved ceiling and provides access to the following.

**Bedroom One** 10' 0" x 13' 5" (3.05m x 4.09m)(maximum measurements) With dual aspect windows and coved ceiling.

**Bedroom Two** 10' 0" x 12' 1" (3.05m x 3.68m)(maximum measurements) With window to the front and coved ceiling.

**WC** 5' 11" x 2' 8" (1.80m x 0.81m) With low level wc and upvc double glazed window.

**Bathroom** 5' 11" x 7' 5" (1.80m x 2.26m) Fitted with a two piece suite comprising vanity unit with mounted basin and bath with shower over.

**Breakfast Kitchen** 13' 0" x 8' 0" (3.96m x 2.44m) 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 free standing cooker with extractor, sink and drainer unit, breakfast bar and door leading to the rear garden.

**Lounge** 14' 9" x 12' 3" (4.49m x 3.73m) With patio door leading onto the rear garden, coved ceiling and gas fire with feature surround.

**Bedroom Three / Dining Room** 7' 5" x 10' 5" (2.26m x 3.17m)

**Outside** The front of the property is block paved and provides car standing.

To the rear is an established well stocked garden with open fields to the rear.

**Garage** 16' 1" x 7' 9" (4.90m x 2.36m) With up and over door, power, light and personal door to the side and rear of the property.

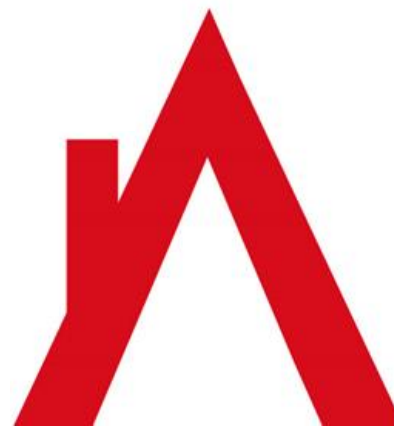


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Registered in England No. 6553697

Registered office: 7 Kevern Close, Wigston, Leicester LE18 2GR

VAT Registration No. 995 9177 42





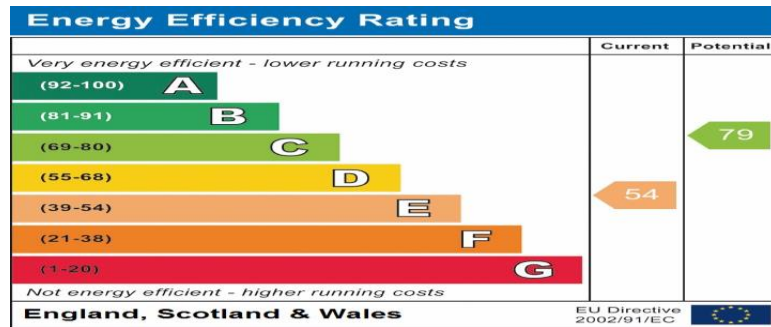
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### Useful Information

**Energy Performance Certificate:** A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.



**Tenure:** Freehold

**Council Tax Band:** C

**Local Authority:** Leicester City Council

**Viewing arrangements:** Strictly by appointment with Aston & Co – Please call 0116 260 7788

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



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